



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:57
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | |
|---|-------------------------|---------------------|------------------|------------------|---|--------------------|----------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| Account 660000779 Parcel ID 000000-00-0-00453-005-0007 Cadastral ID 01-22-15-02660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 269520 OAKLEAF, KARL 13266 S CEDAR ST CLAREMORE OK 74017-0000 Parcel Location Situs 13266 S CEDAR ST Subdivision LITTLE PONDEROSA EXT Lot/Block 0007 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS | | | | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (32)\IMG_0071.JPG 3/25/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.41708505 -95.65102511 | | | | | | | | | | | | | | | | | | | |
| LOT 7 BLOCK 5 LITTLE PONDEROSA EXT. | | | | | Building Permits | | | | | | | | | | | | | | |
| | | | | | <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | 1136/637 | ROSATO, GERARD | 04/24/1998 | 57,000 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 102.332 | Current Tax | | | | | | | | | | |
| Remove Cap | 1999 | Land Value | 50,630 | 28,315 | 11% | 3,115 | Assessed | 10,789 | 1,104.05 | | | | | | | | | | |
| Year Frozen | 2020 | Improvements | 124,750 | 69,767 | | 7,674 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -88.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 175,380 | 98,082 | | 10,789 | Total Taxable | 9,789 | 1,016.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660000779 | OAKLEAF, KARL | | | 11 | 173,805 | 1000 | 9,789 | 1,016.00 | | | | | | | | | | |
| 2024 | 2024-660000779 | OAKLEAF, KARL | | | 11 | 193,857 | 1000 | 9,789 | 1,019.00 | | | | | | | | | | |
| 2023 | 2023-660000779 | OAKLEAF, KARL | | | 11 | 133,079 | 1000 | 9,789 | 1,040.00 | | | | | | | | | | |
| 2022 | 2022-660000779 | OAKLEAF, KARL | | | 11 | 131,202 | 1000 | 9,789 | 1,047.00 | | | | | | | | | | |
| 2021 | 2021-660000779 | OAKLEAF, KARL | | | 11 | 125,560 | 1000 | 9,789 | 1,010.00 | | | | | | | | | | |
| 2020 | 2020-660000779 | OAKLEAF, KARL | | | 11 | 123,473 | 1000 | 9,789 | 1,043.00 | | | | | | | | | | |
| 2019 | 2019-660000779 | OAKLEAF, KARL | | | 11 | 120,352 | 1000 | 9,474 | 996.00 | | | | | | | | | | |
| 2018 | 2018-660000779 | OAKLEAF, KARL | | | 11 | 127,055 | 1000 | 9,170 | 975.00 | | | | | | | | | | |
| 2017 | 2017-660000779 | OAKLEAF, KARL | | | 11 | 125,962 | 1000 | 8,874 | 921.00 | | | | | | | | | | |
| 2016 | 2016-660000779 | OAKLEAF, KARL | | | 11 | 122,613 | 1000 | 8,587 | 898.00 | | | | | | | | | | |
| 2015 | 2015-660000779 | OAKLEAF, KARL | | | 11 | 121,556 | 1000 | 8,307 | 876.00 | | | | | | | | | | |
| 2014 | 2014-660000779 | OAKLEAF, KARL | | | 11 | 122,565 | 1000 | 8,035 | 847.00 | | | | | | | | | | |
| 2013 | 2013-660000779 | OAKLEAF, KARL | | | 11 | 115,725 | 1000 | 7,773 | 806.00 | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:57
Page 2

| Lot Data | Square-Foot - NBHD 1085 #1 | Primary Image |
|---|----------------------------|---------------|
| Lot Size Lot Count Units Buildable 4950 Non-Ag Acres 0.369 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,073.00 x 3.15 = 50,630 Factor Value Adjustments 1.0000 Lot Value 50,630 | | |

| Residential Data | |
|------------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Stone |
| Base/Total Area | 1,660 / 1,660 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1969 / 43 |

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| GRM Approach | |
|------------------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|------------------------|---------|-------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 118,680 | 71.49 | Per SqFt |

| Direct Comparables | | | |
|-------------------------|--------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 4 | | |
| Indicated Value | 95,940 | | Per SqFt |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 124,750 | | |
| Lot Value | 50,630 | | |
| Indicated Value | 175,380 | 105.65 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 175,380 | 105.65 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|-----------|----------------------------|---|------------------|--|--|--|
| Base Cost | 110.50 | Total Misc Impr | + | 32,417 | | | |
| Roofing Adj | + 4.43 | Garage Cost | + | | | | |
| Subfloor Adj | + 1.15 | Total RCN | = | 254,591 | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (51%) | - | 129,841 | | | |
| Plumbing Adj | + 6.29 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 124,750 | | | |
| Adj Base Cost | = 133.84 | Lot Value | + | 50,630 | | | |
| Total Area | x 1,660 | Indicated Value | = | 175,380 | | | |
| Adjusted Cost | = 222,174 | Value Per SqFt | | 105.65 | | | |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 1 | 1 | 5,095.98 | | 5,096 |
| PRCH | SLAB PORCH - COVERED | 2317 | | 156 | 156 | 23.73 | | 3,702 |
| PATO | SLAB PORCH - OPEN | 2318 | 14x12 | | 168 | 10.26 | | 1,724 |
| EPSW | ENCLOSED PORCH - SOLID WALL | 2319 | 30x12 | | 360 | 60.82 | | 21,895 |



Rogers

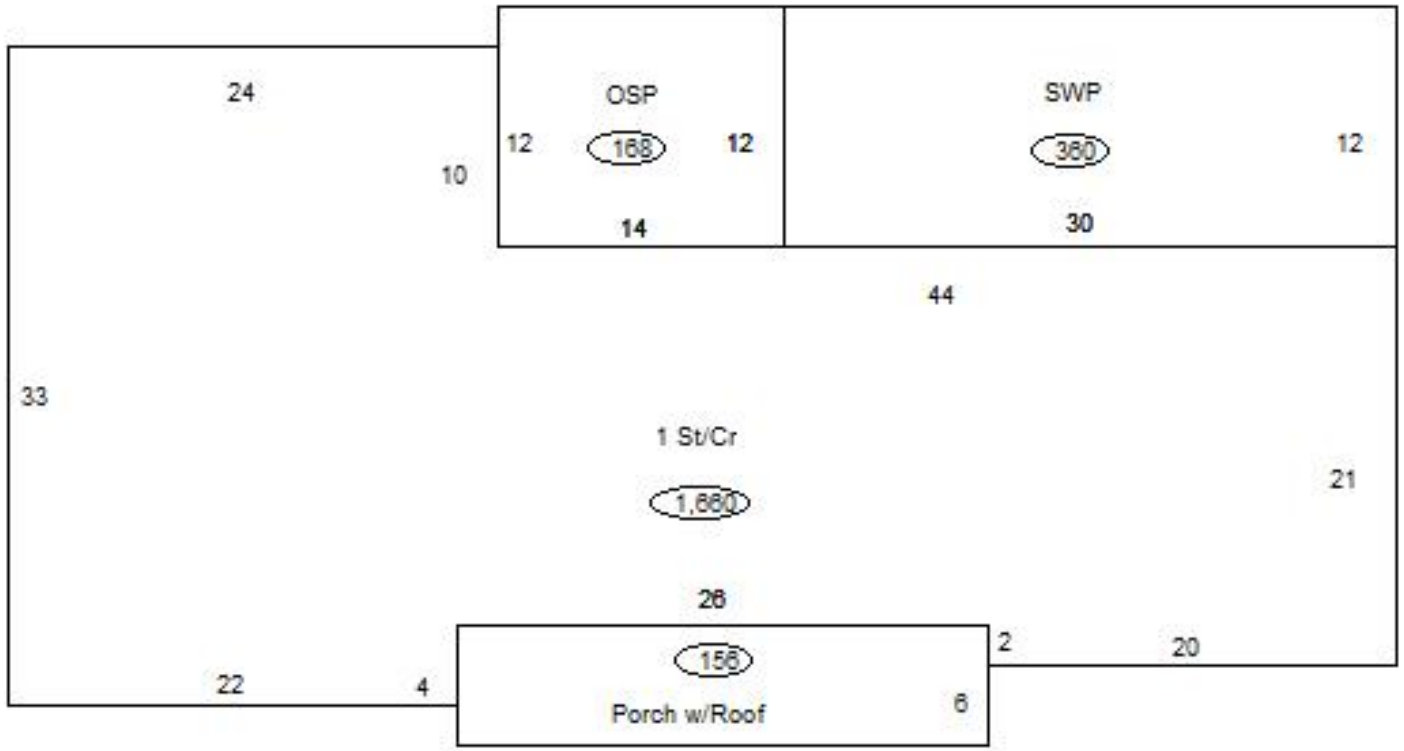
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Date 04/17/2026
 Time 02:23:57
 Page 3

Sketch Image

660000779



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 13 | 1 St/Cr | 1,660 | 1.000 | 1,660 |
| 2 | M | PRCH | | 13 | SLBC | 156 | 1.000 | 156 |
| 3 | M | PATO | | 13 | Open Slab | 168 | 1.000 | 168 |
| 4 | M | EPSW | | 13 | EPSW | 360 | 1.000 | 360 |
| Total Building Area | | | | | | 1,660 | | 1,660 |