



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660000788 <b>Parcel ID</b> 000000-00-0-00453-006-0010 <b>Cadastral ID</b> 01-22-15-02760 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 195284 FITZPATRICK, MICHAEL &  HEATHER 9805 E WALNUT RD CLAREMORE OK 74017-0000					<p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0051.JPG 3/24/2022</p>																																																	
<b>Parcel Location</b> <b>Situs</b> 09805 S WALNUT RD <b>Subdivision</b> LITTLE PONDEROSA EXT <b>Lot/Block</b> 0010 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 1085 - R-V04-NW SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.41846348 -95.65229888					<b>Building Permits</b>																																																	
LOT 10 BLOCK 6 LITTLE PONDEROSA EXT.					<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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	954/528	SELLER	04/21/1994	0	No																																													
					854/89			71,000	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>102.332</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 42,053</td> <td>20,400</td> <td>11%</td> <td>2,244</td> <td>Assessed</td> <td>19,427</td> <td>1,987.99</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 156,974</td> <td>156,205</td> <td> </td> <td>17,183</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 199,027</td> <td>176,605</td> <td> </td> <td>19,427</td> <td>Total Taxable</td> <td>18,427</td> <td>1,900.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	Remove Cap	0	Land Value 42,053	20,400	11%	2,244	Assessed	19,427	1,987.99	Year Frozen	0	Improvements 156,974	156,205		17,183	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value 199,027	176,605		19,427	Total Taxable	18,427	1,900.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000788	FITZPATRICK, MICHAEL &	11	193,709	1000	17,861	1,841.00																																															
2024	2024-660000788	FITZPATRICK, MICHAEL &	11	204,527	1000	17,311	1,792.00																																															
2023	2023-660000788	FITZPATRICK, MICHAEL &	11	168,941	1000	16,778	1,772.00																																															
2022	2022-660000788	FITZPATRICK, MICHAEL &	11	171,350	1000	16,260	1,729.00																																															
2021	2021-660000788	FITZPATRICK, MICHAEL &	11	174,866	1000	15,758	1,618.00																																															
2020	2020-660000788	FITZPATRICK, MICHAEL &	11	171,856	1000	15,270	1,619.00																																															
2019	2019-660000788	FITZPATRICK, MICHAEL &	11	164,640	1000	14,796	1,548.00																																															
2018	2018-660000788	FITZPATRICK, MICHAEL &	11	171,667	1000	14,336	1,516.00																																															
2017	2017-660000788	FITZPATRICK, MICHAEL &	11	170,176	1000	13,890	1,435.00																																															
2016	2016-660000788	FITZPATRICK, MICHAEL &	11	165,448	1000	13,455	1,400.00																																															
2015	2015-660000788	FITZPATRICK, MICHAEL &	11	159,939	1000	13,035	1,367.00																																															
2014	2014-660000788	FITZPATRICK, MICHAEL &	11	161,272	1000	12,626	1,325.00																																															
2013	2013-660000788	FITZPATRICK, MICHAEL &	11	151,341	1000	12,229	1,262.00																																															



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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	4950		
Non-Ag Acres	0.3065		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	13,350.00 x 3.15 = 42,053		
Factor Value			
Adjustments	1.0000		
Lot Value	42,053		



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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	1,928 / 1,928
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	189,190 98.13 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	185,050 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	156,974
Lot Value	42,053
Indicated Value	199,027 103.23 Per SqFt
Agland Value	
Site Improvements	
Total Value	199,027 103.23 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.70	Total Misc Impr	+ 7,326
Roofing Adj	+ 4.20	Garage Cost	+ 12,931
Subfloor Adj	+ 1.21	Total RCN	= 266,810
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	- 112,060
Plumbing Adj	+ 7.30	Lump Sums	+ 2,224
Basement Adj	+ 0.00	RCNLD	= 156,974
Adj Base Cost	= 127.88	Lot Value	+ 42,053
Total Area	x 1,928	Indicated Value	= 199,027
Adjusted Cost	= 246,553	Value Per SqFt	103.23

### 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	2354		93	93	23.98		2,230
WODO	WOOD DECK - OPEN	2355	19x12		228	19.51	50%	2,224



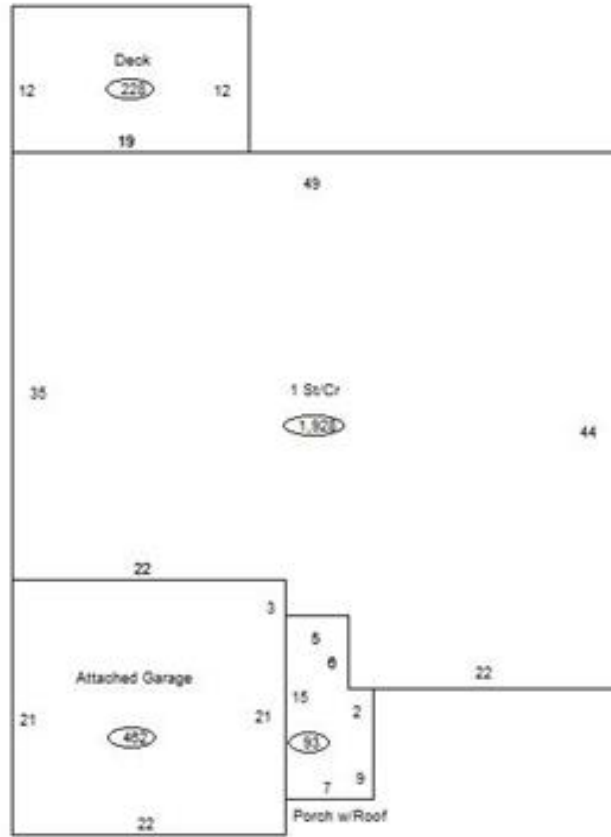
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Sketch Image

660000788



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,928	1.000	1,928
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	93	1.000	93
4	M	WODO		13	WODO	228	1.000	228
<b>Total Building Area</b>						1,928		1,928