



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660000805													
Parcel ID	000000-00-0-00453-008-0010													
Cadastral ID	01-22-15-02920													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	341347													
LOGAN, MATTHEW														
9835 E WILLOW ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	09835 E WILLOW ST													
Subdivision	LITTLE PONDEROSA EXT													
Lot/Block	0010 / 0008	Parcel Size 1 - Lots												
Sec/Twn/Rng	1 / 22 / 15 / 5													
Neighborhood	1085 - R-V04-NW SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.41941122 -95.65398169														
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>R7 CORRECT FROZE AMOUNT NEW</td> <td>03/2006</td> <td>02/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount		R7 CORRECT FROZE AMOUNT NEW	03/2006	02/2007	
Number	Description	Opened	Closed	Amount										
	R7 CORRECT FROZE AMOUNT NEW	03/2006	02/2007											
LOT 10 BLOCK 8 LITTLE PONDEROSA EXT.														
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	REGIER, GERA L & STEVEN J	04/19/2023	278,500	19					
					2595/370	WINSLER, GERA L	11/15/2016	0	4					
					2118/309	MCGREW, DON M	07/27/2010	115,000	YES					
					1741/609	GUCWA, JAMES &	01/05/2006	110,000	YES					
					1473/359	PIPPIN, MURRAY W &-CAROLINE L	05/02/2003	101,000	YES					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax					
Remove Cap	2024	Land Value	32,662	32,662	11%	3,593	Assessed	19,437	1,989.02					
Year Frozen	0	Improvements	144,033	144,033		15,844	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	176,695	176,695		19,437	Total Taxable	18,437	1,901.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660000805	LOGAN, MATTHEW			11	173,170	1000	18,049	1,861.00					
2024	2024-660000805	LOGAN, MATTHEW			11	182,138	0	20,035	2,058.00					
2023	2023-660000805	LOGAN, MATTHEW			11	106,413	0	11,706	1,227.00					
2022	2022-660000805	REGIER, GERA L & STEVEN J			11	104,683	0	11,516	1,215.00					
2021	2021-660000805	REGIER, GERA L & STEVEN J			11	108,357	0	11,920	1,213.00					
2020	2020-660000805	REGIER, GERA L & STEVEN J			11	106,668	0	11,734	1,233.00					
2019	2019-660000805	REGIER, GERA L & STEVEN J			11	104,181	0	11,460	1,188.00					
2018	2018-660000805	REGIER, GERA L & STEVEN J			11	110,220	0	12,125	1,270.00					
2017	2017-660000805	REGIER, GERA L & STEVEN J			11	109,317	0	12,025	1,230.00					
2016	2016-660000805	WINSLER, GERA L			11	106,004	0	11,661	1,200.00					
2015	2015-660000805	WINSLER, GERA L			11	107,197	0	11,792	1,225.00					
2014	2014-660000805	WINSLER, GERA L			11	117,481	0	12,813	1,333.00					
2013	2013-660000805	WINSLER, GERA L			11	111,647	0	12,203	1,247.00					



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4950	
Non-Ag Acres	0.238	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	10,369.00 x 3.15 = 32,662	
Factor Value		
Adjustments	1.0000	
Lot Value	32,662	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,920 / 1,920
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,296
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	624 Total, 624 Minimum
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

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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	194,245	101.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	108,250 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.03	Total Misc Impr	+ 11,342				
Roofing Adj	+ 4.74	Garage Cost	+ 14,522				
Subfloor Adj	+ -1.51	Total RCN	= 280,917				
Heat/Cool Adj	+ 12.64	Depreciation (51%)	- 143,268				
Plumbing Adj	+ 3.21	Lump Sums	+ 6,384				
Basement Adj	+ 11.73	RCNLD	= 144,033				
Adj Base Cost	= 132.84	Lot Value	+ 32,662				
Total Area	x 1,920	Indicated Value	= 176,695				
Adjusted Cost	= 255,053	Value Per SqFt	92.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,033		
Lot Value	32,662		
Indicated Value	176,695	92.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	176,695	92.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	2407	14x4		56	26.75		1,498
PRCH	SLAB PORCH - COVERED	2408	16x10		160	26.43		4,229
WODO	WOOD DECK - OPEN	119454	20x20		400	16.98	6%	6,384



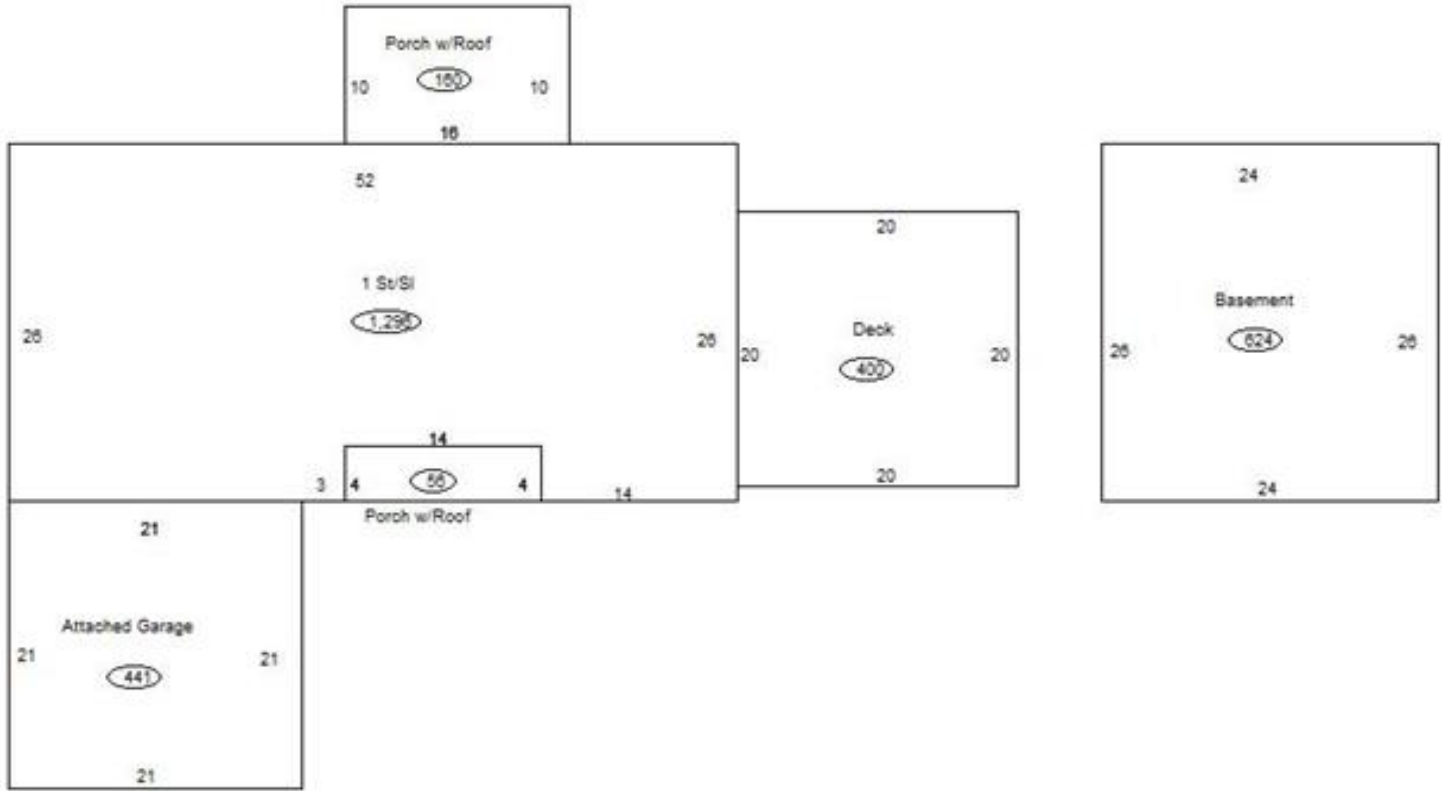
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,296	1.000	1,296
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PRCH		13	SLBC	160	1.000	160
5	B			13	Basement	624	1.000	624
6	M	WODO		13	WODO	400	1.000	400
Total Building Area						1,296		1,296