



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 660000835 Parcel ID 000000-00-0-00807-002-0027 Cadastral ID 01-22-15-03230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 349274 FOSTER, REBECCA J 8890 E 510 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09705 E REDBUD ST Subdivision TACORA HILLS Lot/Block 0027 / 0002 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 (30)\IMG_0012.JPG 3/24/2022</p>														
Legal Description Lat/Long: 36.41873799 -95.65663483																			
LOT 27 BLOCK 2 TACORA HILLS					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	No	1,000		/	ASSURANCE HOME BUYERS LLC	01/29/2026	270,000	YES										
					/	JOE HOMEBUYER OF	05/07/2025	138,500	YES										
					/	MERRILL, SANDRA SUE	04/22/2025	130,000	PQ										
					2570/140	MERRILL, MATTHEW W	08/15/2016	0	WB										
					1900/39	ROWDEN, CHARLES W &	09/13/2007	100,000	YES										
					1036/823	FORD, KELLY C &	08/24/1996	64,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax										
Remove Cap	2027		Land Value 47,502	47,502	11%	5,225	Assessed	15,258	1,561.37										
Year Frozen	0		Improvements 91,206	91,206		10,033	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 138,708	138,708		15,258	Total Taxable	15,258	1,561.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000835	ASSURANCE HOME BUYERS LLC			11	176,126	1000	14,405	1,488.00										
2024	2024-660000835	MERRILL, SANDRA SUE			11	185,339	1000	13,957	1,448.00										
2023	2023-660000835	MERRILL, SANDRA SUE			11	132,568	1000	13,521	1,430.00										
2022	2022-660000835	MERRILL, SANDRA SUE			11	128,165	1000	13,098	1,395.00										
2021	2021-660000835	MERRILL, SANDRA SUE			11	133,178	1000	13,650	1,403.00										
2020	2020-660000835	MERRILL, SANDRA SUE			11	134,342	1000	13,444	1,427.00										
2019	2019-660000835	MERRILL, SANDRA SUE			11	127,482	1000	13,023	1,364.00										
2018	2018-660000835	MERRILL, SANDRA SUE			11	133,260	1000	13,659	1,445.00										
2017	2017-660000835	MERRILL, SANDRA SUE			11	132,112	0	14,532	1,487.00										
2016	2016-660000835	MERRILL, SANDRA SUE			11	128,588	0	14,145	1,456.00										
2015	2015-660000835	MERRILL, MATTHEW W			11	127,924	0	13,815	1,435.00										
2014	2014-660000835	MERRILL, MATTHEW W			11	133,809	0	13,157	1,369.00										
2013	2013-660000835	MERRILL, MATTHEW W			11	125,809	0	12,531	1,281.00										



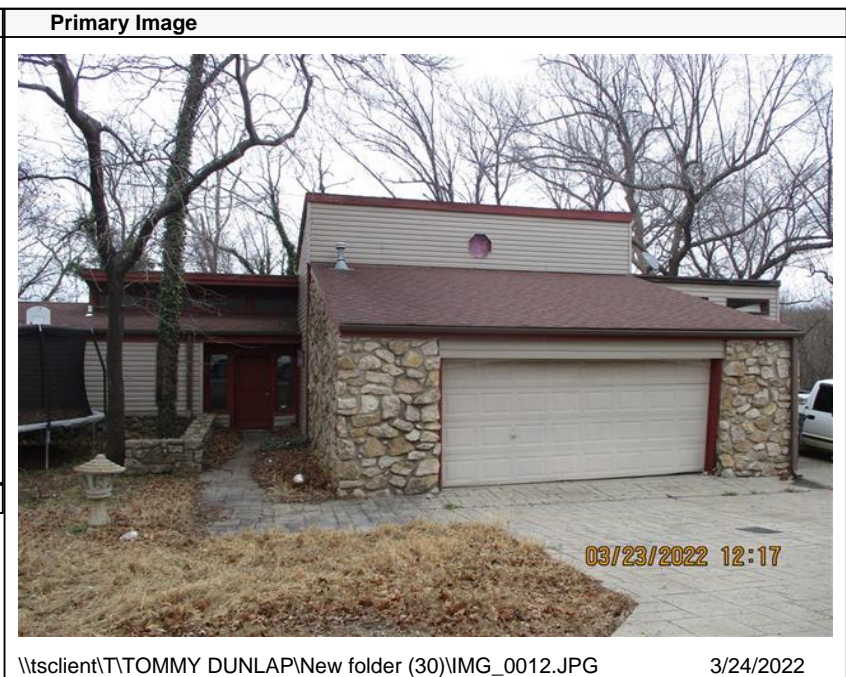
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3339		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	14,546.00 x 3.15 = 45,820		
Factor Value			
Adjustments	1.0367		
Lot Value	47,502		



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Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	2.5 - Fair
Architecture	
Style	86% 1 1/2 Story Finished 14% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Stone
Base/Total Area	1,562 / 1,818
Style	86% 1 1/2 Story Finished - 14% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	256
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 58

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	194,468 106.97 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	91,206
Lot Value	47,502
Indicated Value	138,708 76.30 Per SqFt
Agland Value	
Site Improvements	
Total Value	138,708 76.30 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.19	Total Misc Impr	+ 6,254
Roofing Adj	+ 3.85	Garage Cost	+ 16,933
Subfloor Adj	+ 0.67	Total RCN	= 235,748
Heat/Cool Adj	+ 11.47	Depreciation (63%)	- 148,521
Plumbing Adj	+ 7.74	Lump Sums	+ 3,979
Basement Adj	+ 0.00	RCNLD	= 91,206
Adj Base Cost	= 116.92	Lot Value	+ 47,502
Total Area	x 1,818	Indicated Value	= 138,708
Adjusted Cost	= 212,561	Value Per SqFt	76.30

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
WODO	WOOD DECK - OPEN	2442		322	322	16.07	65%	1,811
WODO	WOOD DECK - OPEN	2444	11x8		88	26.21	6%	2,168
PRCH	SLAB PORCH - COVERED	2445	8x6		48	24.12		1,158

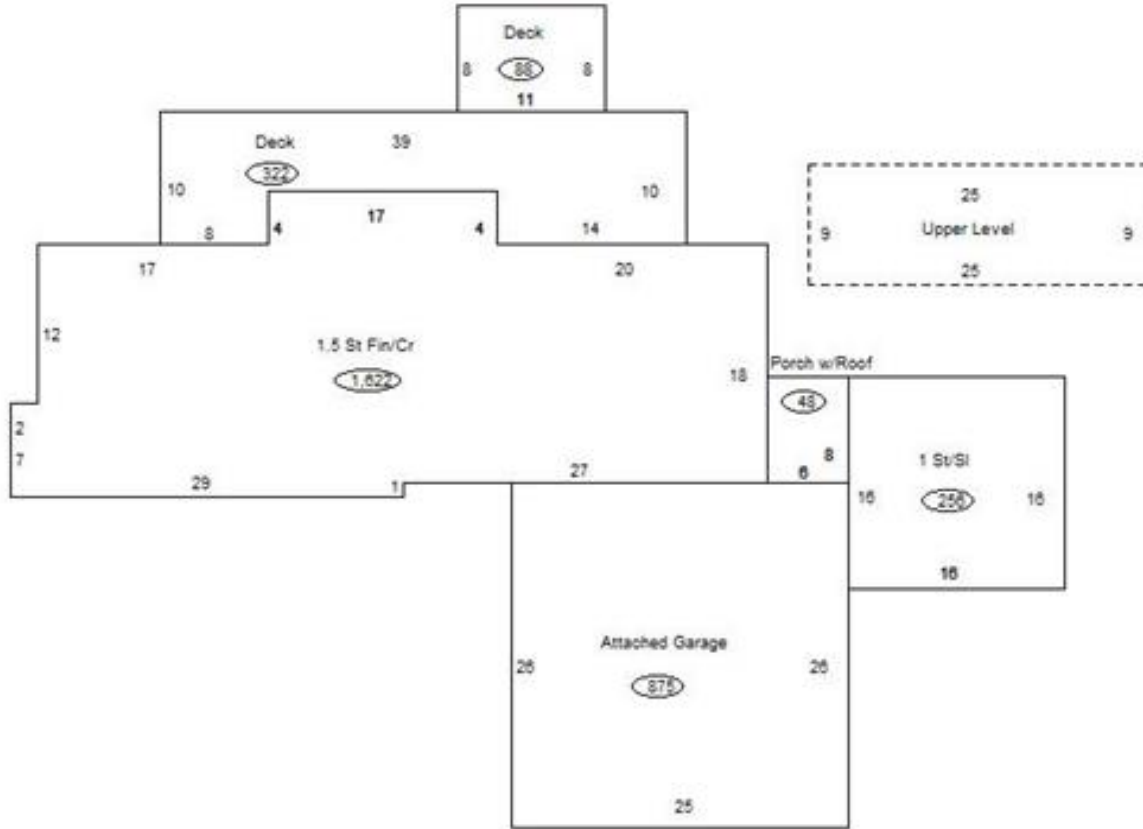


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,081	1.500	1,622
2	G	1		13	Attached Garage	650	1.000	650
3	M	WODO		13	WODO	322	1.000	322
4	U	^UL		13	Upper Level	225	1.000	225
5	M	WODO		13	WODO	88	1.000	88
6	M	PRCH		13	SLBC	48	1.000	48
7	R	1	Slab	13	1 St/SI	256	1.000	256
Total Building Area						1,337		1,878