



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:52:55  
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Assessment Data					Primary Image				
<b>Account</b> 660003990 <b>Parcel ID</b> 000000-00-0-10430-006-0022 <b>Cadastral ID</b> 05-21-16-03935 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 154824 REED, ROBERT G JR & VIRGINIA K  18822 S HISAW RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00403 N KATES AVE <b>Subdivision</b> STATE PREPARATORY <b>Lot/Block</b> 0022 / 0006 <b>Parcel Size</b> 3.44 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG_005 4/28/2023</p>				
<b>Legal Description</b> Lat/Long: 36.32229298 -95.62964857									
S 11' LOT 19 AND ALL OF LOTS 20,21 & 22 BLOCK 6 STATE PREPARATORY					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R19 651	R21- NEW 1914 DUPLEX	05/2020	01/2021	165,000
<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>
					/	REED, ROBERT G JR &	09/30/2019	0	4
					/	TANDY, TERRY & SUE A	03/14/2019	40,000	YES
					1579/734	CANDY, DAVID A	04/14/2004	15,333	YES
					1259/249	CONTIMORTGAGE CORPORATION	11/20/2000	15,000	No
					1233/946	HANSON, MARY SUEANN &	04/14/2000	0	No
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>
<b>Remove Cap</b>	2020	<b>Land Value</b>	49,959	49,959	11%	5,495	<b>Assessed</b>	26,511	2,450.41
<b>Year Frozen</b>	0	<b>Improvements</b>	191,055	191,055		21,016	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	241,014	241,014		26,511	<b>Total Taxable</b>	26,511	2,450.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660003990	REED, ROBERT G JR & VIRGINIA K			17	233,762	0	25,713	2,377.00
2024	2024-660003990	REED, ROBERT G JR &			17	242,789	0	25,422	2,350.00
2023	2023-660003990	REED, ROBERT G JR &			17	220,107	0	24,212	2,218.00
2022	2022-660003990	REED, ROBERT G JR &			17	211,852	0	23,304	2,157.00
2021	2021-660003990	REED, ROBERT G JR &			17	207,789	0	22,857	2,018.00
2020	2020-660003990	REED, ROBERT G JR &			17	15,696	0	1,727	158.00
2019	2019-660003990	REED, ROBERT G JR &			17	20,000	0	1,284	119.00
2018	2018-660003990	TANDY, TERRY & SUE A			17	20,000	0	1,223	113.00
2017	2017-660003990	TANDY, TERRY & SUE A			17	20,000	0	1,164	107.00
2016	2016-660003990	TANDY, TERRY & SUE A			17	20,000	0	1,109	104.00
2015	2015-660003990	TANDY, TERRY & SUE A			17	20,000	0	1,056	95.00
2014	2014-660003990	TANDY, TERRY & SUE A			17	20,000	0	1,006	93.00
2013	2013-660003990	TANDY, TERRY & SUE A			17	20,000	0	958	88.00



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.248		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,804.00 x 4.62 = 49,959		
Factor Value			
Adjustments	1.0000		
Lot Value	49,959		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,048 / 2,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,048
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	458 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	249,099 121.63 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	191,055
Lot Value	49,959
Indicated Value	241,014 117.68 Per SqFt
Agland Value	
Site Improvements	
Total Value	241,014 117.68 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.70	Total Misc Impr	+ 6,726
Roofing Adj	+ 3.59	Garage Cost	+ 16,561
Subfloor Adj	+ -0.40	Total RCN	= 276,891
Heat/Cool Adj	+ 11.22	Depreciation ( 31%)	- 85,836
Plumbing Adj	+ 6.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 191,055
Adj Base Cost	= 123.83	Lot Value	+ 49,959
Total Area	x 2,048	Indicated Value	= 241,014
Adjusted Cost	= 253,604	Value Per SqFt	117.68

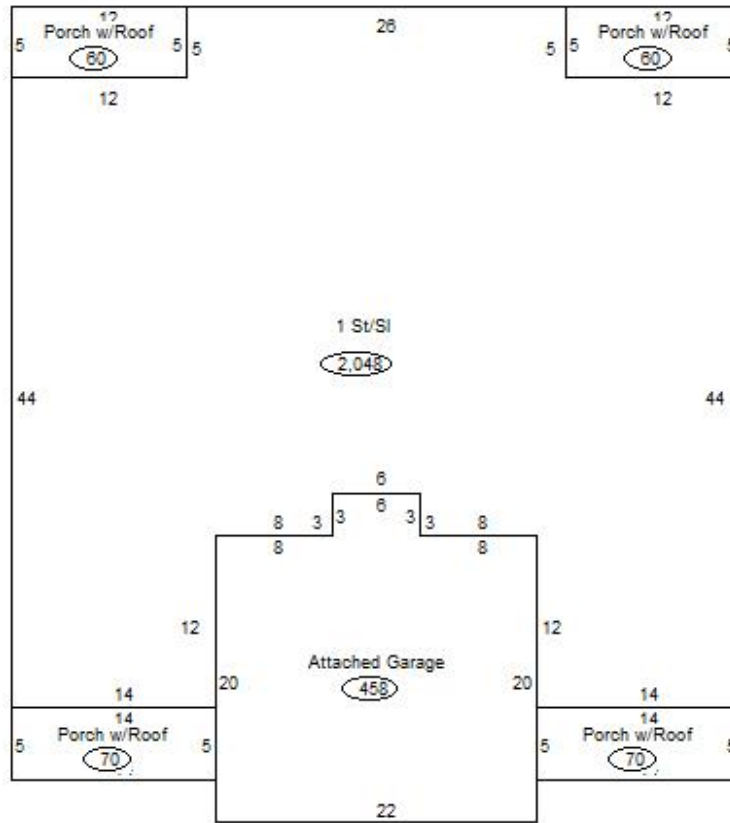
### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148673	12x5		60	25.88		1,553
PRCH	SLAB PORCH - COVERED	148674	12x5		60	25.88		1,553
PRCH	SLAB PORCH - COVERED	148675	14x5		70	25.85		1,810
PRCH	SLAB PORCH - COVERED	148676	14x5		70	25.85		1,810



Sketch Image

660003990



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,048	1.000	2,048
2	G	1		13	Attached Garage	458	1.000	458
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PRCH		13	SLBC	70	1.000	70
6	M	PRCH		13	SLBC	70	1.000	70
<b>Total Building Area</b>						2,048		2,048