Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660004234
Parcel ID 000000-00-0-10515-003-0003
Cadastral ID 05-21-16-07850
Property Type REAL - Real Property
Property Class URP **VI Area** 1
Tax Area 17 - CLAREMORE OT
Name ID 56574

FREED, EULA DON &

SHARI DON FREED
2009 RIDGE RD
CLAREMORE OK 74017-0000

Parcel Location

Situs 02009 S RIDGE RD
Subdivision WILL ROGERS HGTS II
Lot/Block 0003 / 0003 **Parcel Size** 1 - Lots
Sec/Twn/Rng 5 / 21 / 16 / 5
Neighborhood 1183 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.33031153 -95.63213528

LOT 3 BLOCK 3 WILL ROGERS HGTS II

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	0	Land Value	60,722	26,679	11%	2,935	Assessed	7,298	674.55
Year Frozen	2006	Improvements	90,269	39,661		4,363	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	150,991	66,340		7,298	Total Taxable	7,298	675.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004234	FREED, EULA DON &	17	146,356	1000	6,298	582.00
2024	2024-660004234	FREED, EULA DON &	17	153,705	1000	6,298	582.00
2023	2023-660004234	FREED, EULA DON &	17	116,927	1000	6,297	577.00
2022	2022-660004234	FREED, EULA DON &	17	103,758	1000	6,298	583.00
2021	2021-660004234	FREED, EULA DON &	17	111,359	1000	6,298	556.00
2020	2020-660004234	FREED, EULA DON &	17	112,577	1000	6,297	577.00
2019	2019-660004234	FREED, EULA DON &	17	107,648	1000	6,298	583.00
2018	2018-660004234	FREED, EULA DON &	17	114,026	1000	6,297	582.00
2017	2017-660004234	FREED, EULA DON &	17	113,094	1000	6,298	578.00
2016	2016-660004234	FREED, EULA DON &	17	110,297	1000	6,297	591.00
2015	2015-660004234	FREED, EULA DON &	17	111,506	1000	6,298	568.00
2014	2014-660004234	FREED, EULA DON &	17	114,713	1000	6,297	584.00
2013	2013-660004234	FREED, EULA DON &	17	110,689	1000	6,298	576.00

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Lot Data

Square-Foot - NBHD 1183 #1

Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.3379	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	0
		0
Method	Square-Foot	
Base Lot Value	14,718.00 x 4.13 = 60,722	
Factor Value		
Adjustments	1.0000	
Lot Value	60,722	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% Two Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	797 / 1,594
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	797
Fixture/Rghln	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1966 / 45

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	160,365	100.61	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	185,600		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		83.08	**Total Misc Impr**	+	9,288
Roofing Adj	+	2.58	**Garage Cost**	+	14,575
Subfloor Adj	+	-0.66	**Total RCN**	=	188,061
Heat/Cool Adj	+	11.47	**Depreciation (52%)**	-	97,792
Plumbing Adj	+	6.54	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	90,269
Adj Base Cost	=	103.01	**Lot Value**	+	60,722
Total Area	x	1,594	**Indicated Value**	=	150,991
Adjusted Cost	=	164,198	**Value Per SqFt**		94.72

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	90,269		
Lot Value	60,722		
Indicated Value	150,991	94.72	**Per SqFt**
Agland Value			
Site Improvements			
Total Value	150,991	94.72	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10751	10x4		40	24.14		966
PRCH	SLAB PORCH - COVERED	10752	280		280	23.31		6,527
PATO	SLAB PORCH - OPEN	10753	22x8		176	10.20		1,795

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Sketch Image 660004234

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	797	2.000	1,594
2	G	1		13	Attached Garage	540	1.000	540
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	280	1.000	280
5	M	PATO		13	Open Slab	176	1.000	176
					Total Building Area	797		1,594