Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	03:31:30
Page	1

Assessment Data

Account	660004872
Parcel ID	000000-00-0-00252-001-0002
Cadastral ID	06-20-16-04520
Property Type	REAL - Real Property
Property Class	URP **VI Area** 3
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI
Name ID	177404

REED, SANDRA KAY &
ELIZABETH A GARRETT &
LAURA N BEAMAN
10202 E 530 RD
CLAREMORE OK 74019-0000

Parcel Location

Situs	10202 E 530 RD
Subdivision	DIXIE ESTATES
Lot/Block	0002 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng	6 / 20 / 16 / 5
Neighborhood	1083 - R-V01-SW CLAREMORE
School District	S008 - VERDIGRIS SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.24912096 -95.64917300

LOT 2 BLOCK 1 DIXIE ESTATES

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000
PD	Add-Homestead	Yes	1,000	1,000
A	Add-Homestead	No	1,000	
A	Add-Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	2023
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	72,776	27,643	11%	3,041
Improvements	111,630	42,401		4,664
Mobile Home	0	0		0
Total Value	184,406	70,044		7,705

Levy Rate	104.132	Current Tax
Assessed	7,705	802.34
Penalty	0	
Exemption	2,000	-175.00
Total Taxable	5,705	627.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004872	REED, SANDRA KAY &	80	177,511	2000	5,705	628.00
2024	2024-660004872	REED, SANDRA KAY &	80	177,936	2000	5,704	567.00
2023	2023-660004872	REED, SANDRA KAY &	80	125,394	2000	5,705	559.00
2022	2022-660004872	REED, SANDRA KAY &	80	123,795	2000	5,481	547.00
2021	2021-660004872	REED, SANDRA KAY &	80	124,174	2000	5,262	513.00
2020	2020-660004872	REED, SANDRA KAY &	80	122,298	2000	5,051	495.00
2019	2019-660004872	REED, SANDRA KAY &	80	117,875	2000	4,845	483.00
2018	2018-660004872	REED, SANDRA KAY &	80	122,297	2000	4,647	463.00
2017	2017-660004872	REED, SANDRA KAY &	80	133,456	2000	4,452	445.00
2016	2016-660004872	REED, SANDRA KAY &	80	130,199	2000	4,266	430.00
2015	2015-660004872	REED, SANDRA KAY &	80	126,669	1000	5,083	502.00
2014	2014-660004872	REED, SANDRA KAY &	80	127,625	2000	3,906	378.00
2013	2013-660004872	FARMER, PHYLLIS A &	80	118,055	2000	3,906	391.00

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Time	03:31:30
Page	2

Lot Data

Square-Foot - NBHD 1083 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1036	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	48,072.00 x 1.51 = 72,776	
Factor Value		
Adjustments	1.0000	
Lot Value	72,776	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,236 / 1,236
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,236
Fixture/Rghln	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code		
Gross Rent		0.00
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,750	113.88	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	196,410		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		113.16	**Total Misc Impr**	+	24,085
Roofing Adj	+	4.52	**Garage Cost**	+	16,207
Subfloor Adj	+	-1.15	**Total RCN**	=	207,733
Heat/Cool Adj	+	11.47	**Depreciation (47%)**	-	97,635
Plumbing Adj	+	7.47	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	110,098
Adj Base Cost	=	135.47	**Lot Value**	+	72,776
Total Area	x	1,236	**Indicated Value**	=	182,874
Adjusted Cost	=	167,441	**Value Per SqFt**		147.96

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	110,098		
Lot Value	72,776		
Indicated Value	182,874	147.96	**Per SqFt**
Agland Value			
Site Improvements	1,532		
Total Value	184,406	149.20	**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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	12263	14x7		98	23.96		2,348
PRCH	SLAB PORCH - COVERED	12264	12x6		72	24.04		1,731
EPSW	ENCLOSED PORCH - SOLID WALL	12265	22x11		242	61.61		14,910

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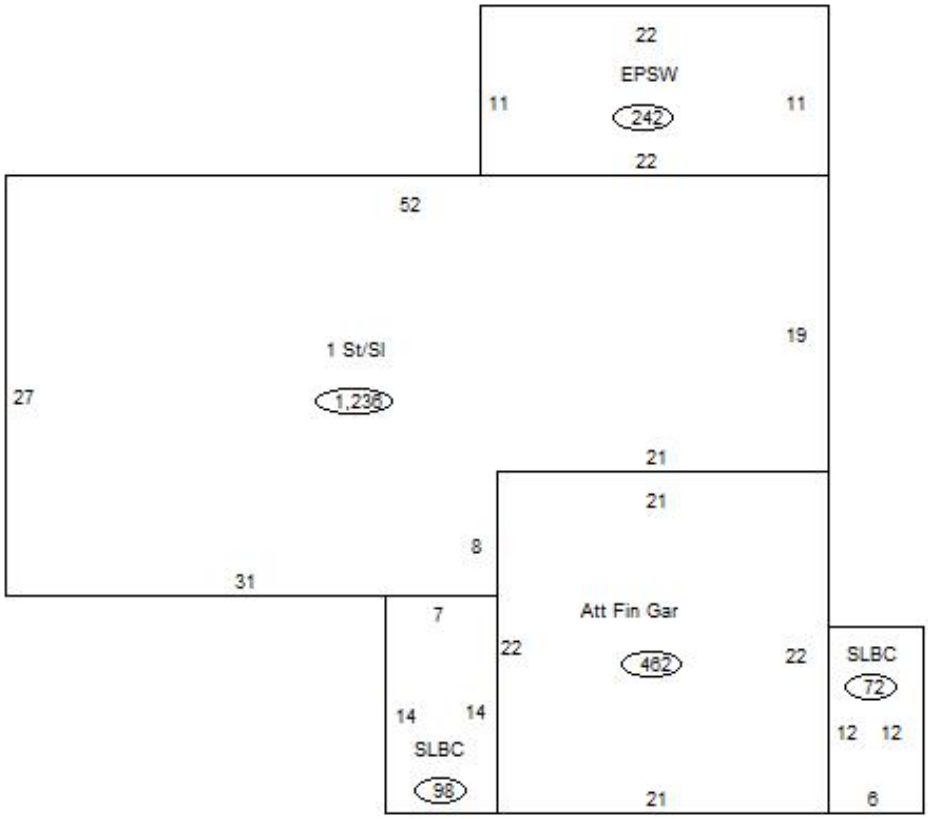
Time	**03:31:30**
Page	**3**

Sketch Image 660004872



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,236	1.000	1,236
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PRCH		13	SLBC	72	1.000	72
5	M	EPSW		13	EPSW	242	1.000	242
					Total Building Area	1,236		1,236

Outbuildings/Site Improvements 660004872

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x6x5	Plank	Galvanized Metal	36
	Qual 2	**Cond** 3	**Year** 2010	**Eff Age** 12		

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (30.22 x 36)	1,088		1,088	500	588

	SHDS	Shed - Small	6x10x6	Plank	Composition Shingle	60
	Qual 3	**Cond** 3	**Year** 2005	**Eff Age** 16		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (32.76 x 60)	1,966		1,966	1,022	944