



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:58:58
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Assessment Data					Primary Image														
Account 660006215 Parcel ID 000000-00-0-10470-003-0005 Cadastral ID 07-21-16-05500 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 310354 REUDY, KATHERINE D 312 RIDGEVIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 00312 RIDGEVIEW DR Subdivision WESTWOOD ESTATES I Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0055. 5/9/2023</p>														
Legal Description Lat/Long: 36.31214461 -95.63811035																			
LOT 5 BLOCK 3 WESTWOOD ESTATES I					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	Yes	1,000	1,000	2348/102 939/438	REUDY, KATHERINE REUDY & OELKLAUS, HARLAN	08/09/2013 12/07/1993	90,000 113,500	4 Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0		Land Value 92,211	40,740	11%	4,481	Assessed	11,399	1,053.61										
Year Frozen	2005		Improvements 142,355	62,893		6,918	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 234,566	103,633		11,399	Total Taxable	10,399	961.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006215	REUDY, KATHERINE D			17	230,157	1000	10,399	961.00										
2024	2024-660006215	REUDY, KATHERINE D &			17	249,224	1000	10,400	961.00										
2023	2023-660006215	REUDY, KATHERINE D &			17	179,074	1000	10,400	953.00										
2022	2022-660006215	REUDY, KATHERINE D &			17	154,067	1000	10,400	963.00										
2021	2021-660006215	REUDY, KATHERINE D &			17	166,718	1000	10,400	918.00										
2020	2020-660006215	REUDY, KATHERINE D &			17	165,867	1000	10,400	952.00										
2019	2019-660006215	REUDY, KATHERINE D &			17	157,429	1000	10,399	963.00										
2018	2018-660006215	REUDY, KATHERINE D &			17	162,115	1000	10,399	961.00										
2017	2017-660006215	REUDY, KATHERINE D &			17	160,772	1000	10,400	955.00										
2016	2016-660006215	REUDY, KATHERINE D &			17	156,491	1000	10,400	976.00										
2015	2015-660006215	REUDY, KATHERINE D &			17	151,823	1000	10,400	938.00										
2014	2014-660006215	REUDY, KATHERINE D &			17	154,766	1000	10,400	964.00										
2013	2013-660006215	REUDY, KATHERINE D &			17	146,411	1000	10,399	952.00										



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10500 Non-Ag Acres 0.5704 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 24,848.00 x 3.71 = 92,211 Factor Value Adjustments 1.0000 Lot Value 92,211		<p style="text-align: right; color: orange;">05/09/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-9\IMG_0055. 5/9/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,138 / 2,098
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,138
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 44

Cost Approach				Manual : 01/2025			
Base Cost	94.14	Total Misc Impr	+ 14,010	Roofing Adj	+ 2.90	Garage Cost	+ 18,330
Subfloor Adj	+ -1.36	Total RCN	= 279,128	Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 136,773
Plumbing Adj	+ 9.31	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 142,355
Adj Base Cost	= 117.63	Lot Value	+ 92,211	Total Area	x 2,098	Indicated Value	= 234,566
		Value Per SqFt	111.80	Adjusted Cost	= 246,788		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	231,078	110.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	253,730		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,355		
Lot Value	92,211		
Indicated Value	234,566	111.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,566	111.80	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	14983		324	324	25.91		8,395



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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	Slab	13	1.5 St Fin/Sl	1,138	1.844	2,098
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	324	1.000	324
4	U	^UL	Overhang	13	Upper Level	960	1.000	960
Total Building Area						1,138		2,098