



# 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	660007853								
Parcel ID	000000-00-0-10270-001-0018								
Cadastral ID	08-21-16-09130								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	316551								
R&R REED PROPERTIES LLC									
18822 S HISAW CLAREMORE OK 74019-0000									
Parcel Location									
Situs	00818 W 9TH ST N								
Subdivision	MOODS								
Lot/Block	0018 / 0001	Parcel Size	1.6 - Lots						
Sec/Twn/Rng	8 / 21 / 16 / 5								
Neighborhood	1177 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31938978 -95.61631436									
Building Permits									
LOTS 17 & 18 BLOCK 1 MOOD'S LESS W 20' LOT 17									
Number	Description	Opened	Closed	Amount					
4468	R18-NEW 1914 SQ FT DUPLEX	08/2016	05/2017						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2564/943	REED, ROBERT G III &	06/24/2016	0	6
					2399/464	BURDAN, CECIL GENE	05/02/2014	35,000	WG
					2091/857	BURDAN PROPERTIES INC	11/20/2009	0	4
					1199/306	WILEY, TENNIE B &	09/28/1999	0	No
					871/223	SELLER	01/13/1992	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2015	Land Value	34,868	34,868	11%	3,835	Assessed	24,264 2,242.72	
Year Frozen	0	Improvements	185,716	185,716		20,429	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	220,584	220,584		24,264	Total Taxable	24,264 2,243.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660007853	R&R REED PROPERTIES LLC	17	216,146	0	23,776	2,198.00		
2024	2024-660007853	R&R REED PROPERTIES LLC	17	209,864	0	23,085	2,134.00		
2023	2023-660007853	R&R REED PROPERTIES LLC	17	214,872	0	23,636	2,165.00		
2022	2022-660007853	R&R REED PROPERTIES LLC	17	209,167	0	22,743	2,105.00		
2021	2021-660007853	R&R REED PROPERTIES LLC	17	202,195	0	21,660	1,913.00		
2020	2020-660007853	R&R REED PROPERTIES LLC	17	188,291	0	20,629	1,889.00		
2019	2019-660007853	R&R REED PROPERTIES LLC	17	178,607	0	19,647	1,820.00		
2018	2018-660007853	R&R REED PROPERTIES LLC	17	183,729	0	20,210	1,867.00		
2017	2017-660007853	R&R REED PROPERTIES LLC	17	16,000	0	1,760	162.00		
2016	2016-660007853	R&R REED PROPERTIES LLC	17	16,000	0	1,760	165.00		
2015	2015-660007853	REED, ROBERT G III &	17	34,720	0	3,819	344.00		
2014	2014-660007853	BURDAN, CECIL GENE	17	34,861	0	2,066	192.00		
2013	2013-660007853	BURDAN, CECIL GENE	17	34,593	0	1,968	180.00		



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	7877		
Non-Ag Acres	0.2415		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	10,518.00 x 3.32 = 34,868		
Factor Value			
Adjustments			
Lot Value	34,868		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,990 / 1,990
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,990
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	459 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	2017 / 7

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	238,541 119.87 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	2,250 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	185,716
Lot Value	34,868
Indicated Value	220,584 110.85 Per SqFt
Agland Value	
Site Improvements	
Total Value	220,584 110.85 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	102.92	Total Misc Impr	+	9,290
Roofing Adj	+ 3.59	Garage Cost	+	16,584
Subfloor Adj	+ -0.40	Total RCN	=	273,112
Heat/Cool Adj	+ 11.22	Depreciation ( 32%)	-	87,396
Plumbing Adj	+ 6.91	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	185,716
Adj Base Cost	= 124.24	Lot Value	+	34,868
Total Area	x 1,990	Indicated Value	=	220,584
Adjusted Cost	= 247,238	Value Per SqFt		110.85

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134338	12x5		60	25.88		1,553
PRCH	SLAB PORCH - COVERED	134339	12x5		60	25.88		1,553
PRCH	SLAB PORCH - COVERED	134340	14x5		70	25.85		1,810
PRCH	SLAB PORCH - COVERED	134341	14x5		70	25.85		1,810
PATO	SLAB PORCH - OPEN	144265	12x10		120	10.68		1,282
PATO	SLAB PORCH - OPEN	144266	12x10		120	10.68		1,282