



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:00:07
Page 1

Assessment Data					Primary Image																																																																																																															
Account 660007998 Parcel ID 21N16E-08-3-00000-000-0000 Cadastral ID 08-21-16-18000 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 306011 BEDWELL, GERALD A & SUSAN L 1205 W CEDAR ST CLAREMORE OK 74017-0000 Parcel Location Situs 01205 W CEDAR ST Subdivision Lot/Block / Parcel Size 1.62 - Acres Sec/Twn/Rng 8 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.30849066 -95.62488844 W 135' E 370' SE SE SW LESS S 160' THEREOF																																																																																																																				
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R22 196</td> <td>R23 NEW ADD ON</td> <td>04/2022</td> <td>06/2023</td> <td>25,000</td> </tr> <tr> <td>R18 0409</td> <td>R20- NEW 16X30 ADDITION</td> <td>11/2018</td> <td>07/2019</td> <td>50,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 196	R23 NEW ADD ON	04/2022	06/2023	25,000	R18 0409	R20- NEW 16X30 ADDITION	11/2018	07/2019	50,000																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																
H	Homestead	Yes	1,000	1,000																																																																																																																
Number	Description	Opened	Closed	Amount																																																																																																																
R22 196	R23 NEW ADD ON	04/2022	06/2023	25,000																																																																																																																
R18 0409	R20- NEW 16X30 ADDITION	11/2018	07/2019	50,000																																																																																																																
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 48,246</td> <td>46,526</td> <td>11%</td> <td>5,118</td> <td>Assessed</td> <td>22,611</td> <td>2,089.93</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 196,876</td> <td>159,031</td> <td></td> <td>17,493</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 245,122</td> <td>205,557</td> <td></td> <td>22,611</td> <td>Total Taxable</td> <td>21,611</td> <td>1,998.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 48,246	46,526	11%	5,118	Assessed	22,611	2,089.93	Year Frozen	0	Improvements 196,876	159,031		17,493	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 245,122	205,557		22,611	Total Taxable	21,611	1,998.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2212/175</td> <td>GIDEON, DAVID CARL</td> <td>12/06/2011</td> <td>60,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2212/175	GIDEON, DAVID CARL	12/06/2011	60,000	YES																																																				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																												
Remove Cap	0	Land Value 48,246	46,526	11%	5,118	Assessed	22,611	2,089.93																																																																																																												
Year Frozen	0	Improvements 196,876	159,031		17,493	Penalty	0																																																																																																													
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00																																																																																																												
TIF Project ID	0	Total Value 245,122	205,557		22,611	Total Taxable	21,611	1,998.00																																																																																																												
Bk/Pg	Grantor	Date	Price	Code																																																																																																																
2212/175	GIDEON, DAVID CARL	12/06/2011	60,000	YES																																																																																																																
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>243,321</td><td>1000</td><td>20,953</td><td>1,937.00</td></tr> <tr><td>2024</td><td>2024-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>252,532</td><td>1000</td><td>20,313</td><td>1,877.00</td></tr> <tr><td>2023</td><td>2023-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>160,874</td><td>1000</td><td>13,981</td><td>1,281.00</td></tr> <tr><td>2022</td><td>2022-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>160,875</td><td>1000</td><td>13,544</td><td>1,254.00</td></tr> <tr><td>2021</td><td>2021-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>163,332</td><td>1000</td><td>13,120</td><td>1,158.00</td></tr> <tr><td>2020</td><td>2020-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>160,578</td><td>1000</td><td>12,709</td><td>1,164.00</td></tr> <tr><td>2019</td><td>2019-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>62,333</td><td>1000</td><td>5,857</td><td>542.00</td></tr> <tr><td>2018</td><td>2018-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>65,079</td><td>1000</td><td>6,159</td><td>569.00</td></tr> <tr><td>2017</td><td>2017-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>64,821</td><td>1000</td><td>6,131</td><td>563.00</td></tr> <tr><td>2016</td><td>2016-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>64,015</td><td>1000</td><td>6,042</td><td>567.00</td></tr> <tr><td>2015</td><td>2015-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>65,723</td><td>1000</td><td>6,230</td><td>562.00</td></tr> <tr><td>2014</td><td>2014-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>67,158</td><td>1000</td><td>6,165</td><td>572.00</td></tr> <tr><td>2013</td><td>2013-660007998</td><td>BEDWELL, GERALD A &</td><td>17</td><td>66,074</td><td>1000</td><td>5,956</td><td>545.00</td></tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660007998	BEDWELL, GERALD A &	17	243,321	1000	20,953	1,937.00	2024	2024-660007998	BEDWELL, GERALD A &	17	252,532	1000	20,313	1,877.00	2023	2023-660007998	BEDWELL, GERALD A &	17	160,874	1000	13,981	1,281.00	2022	2022-660007998	BEDWELL, GERALD A &	17	160,875	1000	13,544	1,254.00	2021	2021-660007998	BEDWELL, GERALD A &	17	163,332	1000	13,120	1,158.00	2020	2020-660007998	BEDWELL, GERALD A &	17	160,578	1000	12,709	1,164.00	2019	2019-660007998	BEDWELL, GERALD A &	17	62,333	1000	5,857	542.00	2018	2018-660007998	BEDWELL, GERALD A &	17	65,079	1000	6,159	569.00	2017	2017-660007998	BEDWELL, GERALD A &	17	64,821	1000	6,131	563.00	2016	2016-660007998	BEDWELL, GERALD A &	17	64,015	1000	6,042	567.00	2015	2015-660007998	BEDWELL, GERALD A &	17	65,723	1000	6,230	562.00	2014	2014-660007998	BEDWELL, GERALD A &	17	67,158	1000	6,165	572.00	2013	2013-660007998	BEDWELL, GERALD A &	17	66,074	1000	5,956	545.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																													
2025	2025-660007998	BEDWELL, GERALD A &	17	243,321	1000	20,953	1,937.00																																																																																																													
2024	2024-660007998	BEDWELL, GERALD A &	17	252,532	1000	20,313	1,877.00																																																																																																													
2023	2023-660007998	BEDWELL, GERALD A &	17	160,874	1000	13,981	1,281.00																																																																																																													
2022	2022-660007998	BEDWELL, GERALD A &	17	160,875	1000	13,544	1,254.00																																																																																																													
2021	2021-660007998	BEDWELL, GERALD A &	17	163,332	1000	13,120	1,158.00																																																																																																													
2020	2020-660007998	BEDWELL, GERALD A &	17	160,578	1000	12,709	1,164.00																																																																																																													
2019	2019-660007998	BEDWELL, GERALD A &	17	62,333	1000	5,857	542.00																																																																																																													
2018	2018-660007998	BEDWELL, GERALD A &	17	65,079	1000	6,159	569.00																																																																																																													
2017	2017-660007998	BEDWELL, GERALD A &	17	64,821	1000	6,131	563.00																																																																																																													
2016	2016-660007998	BEDWELL, GERALD A &	17	64,015	1000	6,042	567.00																																																																																																													
2015	2015-660007998	BEDWELL, GERALD A &	17	65,723	1000	6,230	562.00																																																																																																													
2014	2014-660007998	BEDWELL, GERALD A &	17	67,158	1000	6,165	572.00																																																																																																													
2013	2013-660007998	BEDWELL, GERALD A &	17	66,074	1000	5,956	545.00																																																																																																													



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:00:07
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1.62 Non-Ag Acres 1.5172 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 66,089.00 x .73 = 48,246 Factor Value Adjustments 1.0000 Lot Value 48,246		
Residential Data Type 1 Single Family Residence Condition 4 - Good Quality 2.5 - Fair Architecture Style 100% One Story Exterior Wall 100% Frame, Siding, Wood Base/Total Area 1,712 / 1,712 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 4 Metal, Preformed Area on Slab 0 Fixture/RghIn 8 / Bed/F/H Bath 4 / 3.0 / Basement Area Garage Type Remodel RMA - Year/Eff Age 1950 / 29		

\\tsclient\T\TOMMY DUNLAP\New folder (196)\IMG_0036.JPG 5/23/2023

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,712 / 1,712
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	106,828 62.40 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	150,857
Lot Value	48,246
Indicated Value	199,103 116.30 Per SqFt
Agland Value	
Site Improvements	
Total Value	199,103 116.30 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.50	Total Misc Impr	+ 0
Roofing Adj	+ 5.17	Garage Cost	+ 0
Subfloor Adj	+ 1.15	Total RCN	= 204,396
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 79,714
Plumbing Adj	+ 6.10	Lump Sums	+ 26,175
Basement Adj	+ 0.00	RCNLD	= 150,857
Adj Base Cost	= 119.39	Lot Value	+ 48,246
Total Area	x 1,712	Indicated Value	= 199,103
Adjusted Cost	= 204,396	Value Per SqFt	116.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	18859	35x12		420	28.08		11,794
WODO	WOOD DECK - OPEN	141853	26x12		312	16.07		5,014
WODO	WOOD DECK - OPEN	141854	130		130	24.20		3,146
WODC	WOOD DECK - COVERED	141855	7x4		28	50.85		1,424
WODO	WOOD DECK - OPEN	141856	96		96	25.82		2,479
WODC	WOOD DECK - COVERED	141857	8x4		32	50.52		1,617
WODO	Wood Deck - Open	157159	6x4		24	29.22		701



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:00:07
Page 4

660007998

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x12x0			192
	Qual	2	Cond	Year	2019	Eff Age
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ 100% Func) RCNLD	
Base Cost (4.68 x 192)		899		899	899	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:00:07
 Page 5

Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data		GRM Approach	
Type	1 Single Family Residence	GRM Code	
Condition	3 - Average	Gross Rent	0.00
Quality	1 - Low	Indicated Value	
Architecture		Multiple Regression	
Style	100% One Story	MRA Code	
Exterior Wall	100% Frame, Siding, Wood	Adjusted R	
Base/Total Area	420 / 420	Indicated Value	
Style	100% One Story	Direct Comparables	
HVAC	1 Wall Air Conditioners (Count)	Selection Model	A Adam Test
Roof Cover	1 Composition Shingle	Adjustment Model	NewTest
Area on Slab	420	Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	1 / 1.0 /	Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	46,019
Remodel		Lot Value	
Year/Eff Age	2023 /	Indicated Value	46,019 109.57 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	46,019 109.57 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	91.83	Total Misc Impr	+ 0
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 46,019
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 13.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,019
Adj Base Cost	= 109.57	Lot Value	+ 0
Total Area	x 420	Indicated Value	= 46,019
Adjusted Cost	= 46,019	Value Per SqFt	109.57
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



Rogers

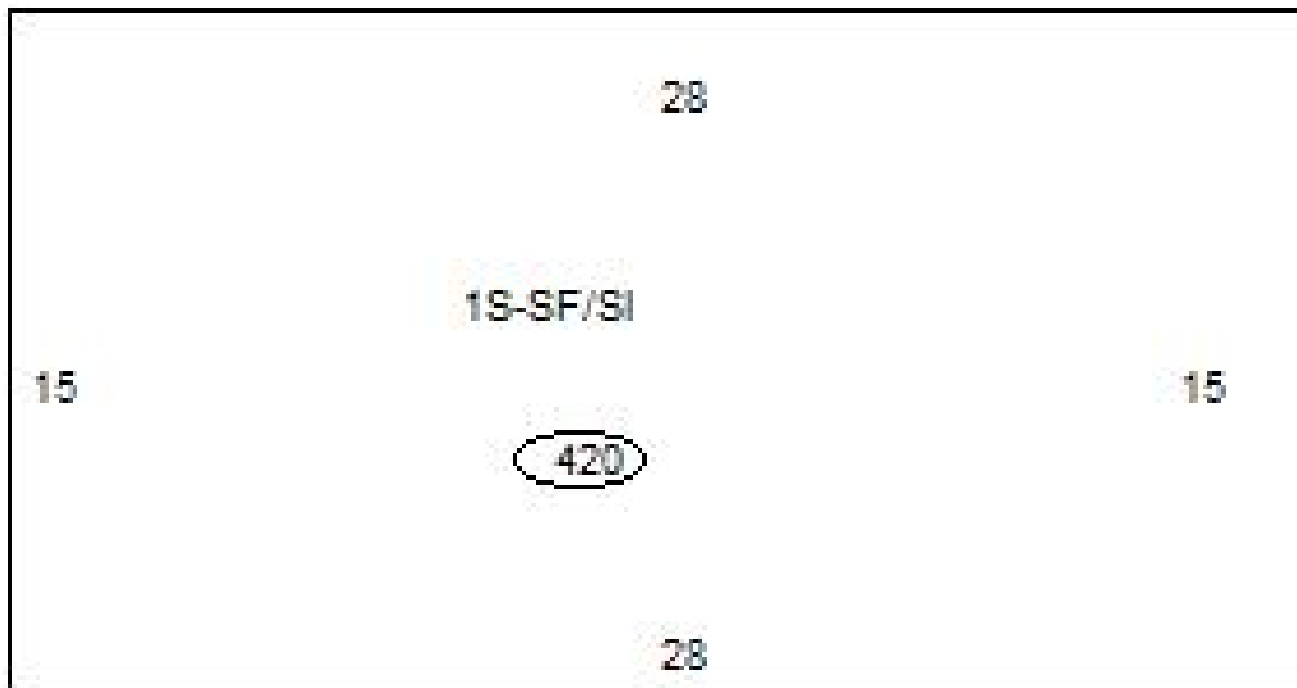
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:00:07
Page 6

Sketch Image

660007998



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	420	1.000	420
Total Building Area						420		420