



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	660010060													
Parcel ID	21N16E-09-4-00000-000-0000													
Cadastral ID	09-21-16-16100													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	345539													
REED, CHRISTOPHER														
705 E 9TH ST N CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00705 E 9TH ST N													
Subdivision														
Lot/Block	/	Parcel Size	.25 - Acres											
Sec/Twn/Rng	9 / 21 / 16 / 4													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31260161 -95.59876514														
E 65' OF W 170' OF N2 N2 SE NE SE														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	PHASE 3 HOMES LLC	10/02/2024	188,000	YES										
/	NUNES, BRADEN JESSIE	06/07/2024	100,000	PQ										
2645/327	HANCHETT, STEVEN & ASHLEY	06/29/2017	102,000	YES										
2519/183	LAND, WILLIAM P	12/22/2015	0	4										
2179/704	FEDERAL NATIONAL MORTGAGE-AS	06/30/2011	39,000	3										
2167/477	VALK, EDDIE W &	04/01/2011	0	10										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2025	Land Value	104,921	104,921	11%	11,541	Assessed	20,823 1,924.67						
Year Frozen	0	Improvements	84,386	84,386		9,282	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	189,307	189,307		20,823	Total Taxable	20,823 1,925.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010060	REED, CHRISTOPHER	17	188,000	0	20,680	1,911.00							
2024	2024-660010060	PHASE 3 HOMES LLC	17	120,995	0	12,521	1,157.00							
2023	2023-660010060	NUNES, BRADEN JESSIE	17	108,402	0	11,924	1,092.00							
2022	2022-660010060	NUNES, BRADEN JESSIE	17	108,459	0	11,930	1,104.00							
2021	2021-660010060	NUNES, BRADEN JESSIE	17	109,283	0	12,021	1,061.00							
2020	2020-660010060	NUNES, BRADEN JESSIE	17	113,043	0	12,022	1,101.00							
2019	2019-660010060	NUNES, BRADEN JESSIE	17	104,092	0	11,450	1,060.00							
2018	2018-660010060	NUNES, BRADEN JESSIE	17	106,246	0	11,687	1,080.00							
2017	2017-660010060	NUNES, BRADEN JESSIE	17	42,004	1000	3,620	332.00							
2016	2016-660010060	HANCHETT, STEVEN & ASHLEY	17	41,122	1000	3,500	329.00							
2015	2015-660010060	LAND, WILLIAM P	17	39,721	0	4,369	394.00							
2014	2014-660010060	LAND, WILLIAM P	17	39,965	0	4,396	408.00							
2013	2013-660010060	LAND, WILLIAM P	17	40,929	0	4,486	411.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 9849 Non-Ag Acres 0.2691 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,723.00 x .88 = 10,316 Factor Value Adjustments 10.1707 Lot Value 104,921		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,408 / 1,408
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1956 / 33



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	75,427 53.57 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	84.84	Total Misc Impr	+ 1,421
Roofing Adj	+ 3.86	Garage Cost	+ 0
Subfloor Adj	+ 2.30	Total RCN	= 153,429
Heat/Cool Adj	+ 10.30	Depreciation (45%)	- 69,043
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 84,386
Adj Base Cost	= 107.96	Lot Value	+ 104,921
Total Area	x 1,408	Indicated Value	= 189,307
Adjusted Cost	= 152,008	Value Per SqFt	134.45

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	84,386
Lot Value	104,921
Indicated Value	189,307 134.45 Per SqFt
Agland Value	
Site Improvements	
Total Value	189,307 134.45 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	SLAB PORCH - OPEN	23587	12x12		144	9.87	1,421



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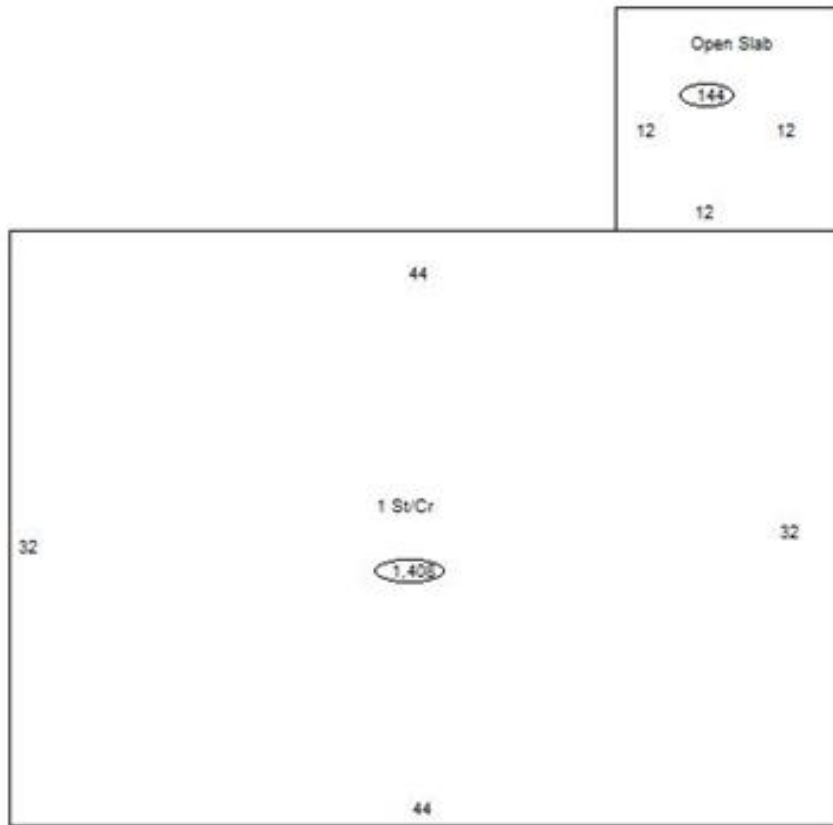
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Sketch Image

660010060



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,408	1.000	1,408
2	M	PATO		10	Open Slab	144	1.000	144
Total Building Area						1,408		1,408



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				