



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:23:08
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Assessment Data					Primary Image									
Account	660010805													
Parcel ID	000000-00-0-10210-001-0003													
Cadastral ID	10-21-16-06730													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	329170													
KIRKPATRICK, LEAH														
938 E 13TH ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00938 E 13TH ST N													
Subdivision	JEAN ANN													
Lot/Block	0003 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	10 / 21 / 16 / 5													
Neighborhood	1162 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31801713 -95.59322988														
Building Permits														
LOT 3 BLOCK 1 JEAN ANN														
<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	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	WACHS, JERI	10/25/2019	95,000	YES										
2578/430	WOOD, WILLIAM EDWARD	09/12/2016	82,000	YES										
2412/578	WOOD, BILLIE J	07/14/2014	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2020	Land Value	69,586	43,362	11%	4,770	Assessed	11,333 1,047.51						
Year Frozen	2001	Improvements	59,726	59,668		6,563	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	129,312	103,030		11,333	Total Taxable	10,333 955.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010805	KIRKPATRICK, LEAH	17	127,517	1000	10,003	925.00							
2024	2024-660010805	KIRKPATRICK, LEAH	17	113,955	1000	9,683	895.00							
2023	2023-660010805	KIRKPATRICK, LEAH	17	111,489	1000	9,372	858.00							
2022	2022-660010805	KIRKPATRICK, LEAH	17	91,543	1000	9,070	840.00							
2021	2021-660010805	KIRKPATRICK, LEAH	17	94,161	1000	9,358	826.00							
2020	2020-660010805	KIRKPATRICK, LEAH	17	94,773	1000	9,425	863.00							
2019	2019-660010805	WACHS, JERI	17	81,807	1000	7,999	741.00							
2018	2018-660010805	WACHS, JERI	17	85,379	0	9,392	868.00							
2017	2017-660010805	WACHS, JERI	17	84,793	0	9,327	857.00							
2016	2016-660010805	WACHS, JERI	17	67,167	0	3,656	343.00							
2015	2015-660010805	WOOD, WILLIAM EDWARD &	17	64,913	0	3,656	330.00							
2014	2014-660010805	WOOD, WILLIAM EDWARD &	17	74,083	2000	1,656	154.00							
2013	2013-660010805	WOOD, BILLIE J	17	64,980	2000	1,656	152.00							



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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2931	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,768.00 x 5.45 = 69,586	
Factor Value		
Adjustments	1.0000	
Lot Value	69,586	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	816 / 816
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	816
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42



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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	98,501	120.71	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	123,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.87	Total Misc Impr	+	3,241			
Roofing Adj	+ 4.51	Garage Cost	+	10,889			
Subfloor Adj	+ 0.00	Total RCN	=	124,429			
Heat/Cool Adj	+ 10.30	Depreciation (52%)	-	64,703			
Plumbing Adj	+ 15.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	59,726			
Adj Base Cost	= 135.17	Lot Value	+	69,586			
Total Area	x 816	Indicated Value	=	129,312			
Adjusted Cost	= 110,299	Value Per SqFt		158.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,726		
Lot Value	69,586		
Indicated Value	129,312	158.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	129,312	158.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25806	12x6		72	21.07		1,517
PATO	SLAB PORCH - OPEN	25807	18x10		180	9.58		1,724



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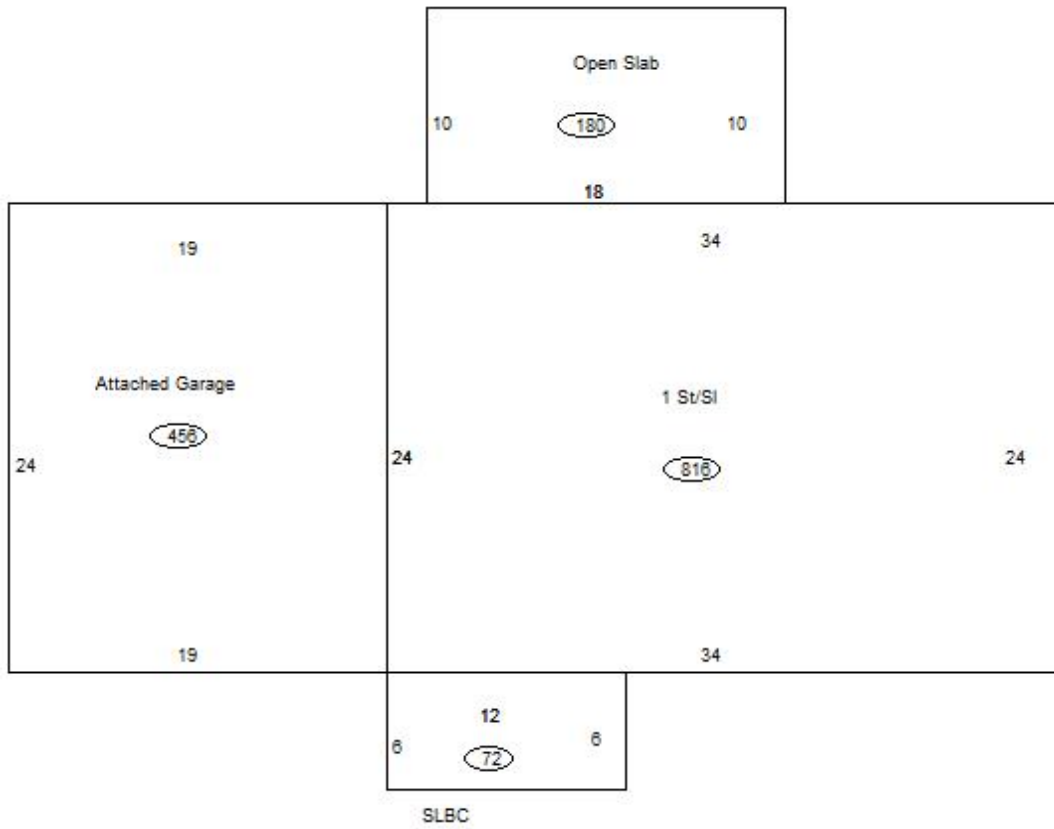
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Sketch Image

660010805



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	816	1.000	816
2	G	1		10	Attached Garage	456	1.000	456
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PATO		10	Open Slab	180	1.000	180
Total Building Area						816		816