



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660031487 <b>Parcel ID</b> 000000-00-0-00075-001-0027 <b>Cadastral ID</b> 36-21-15-08170 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 343930 GIDEON, TYLER  24885 S EASTWOOD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24885 EASTWOOD <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0027 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-16\IMG_0014.JPG 6/16/2022</p>														
<b>Legal Description</b> Lot/Long: 36.25167585 -95.65988310																			
<b>LOT 27 BLOCK 1 BRIDGEPORT 1</b>					<b>Building Permits</b>														
					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	CANNADY-STALLSWORTH, KRISTIN	03/25/2024	178,500	YES										
					1008/705	VREELAND, FRANK	11/22/1995	54,000	Yes										
					1002/617	HILLCREST PROPERTIES, INC	09/20/1995	7,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
<b>Remove Cap</b>	2025		<b>Land Value</b>	73,375	73,375	11%	<b>Assessed</b>	20,067	2,089.61										
<b>Year Frozen</b>	0		<b>Improvements</b>	109,053	109,053		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	182,428	182,428		<b>Total Taxable</b>	20,067	2,090.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660031487	GIDEON, TYLER			80	178,500	0	19,635	2,045.00										
2024	2024-660031487	GIDEON, TYLER			80	147,971	1000	12,183	1,178.00										
2023	2023-660031487	CANNADY-STALLSWORTH, KRISTIN			80	126,814	1000	11,800	1,124.00										
2022	2022-660031487	CANNADY-STALLSWORTH, KRISTIN			80	126,885	1000	11,426	1,108.00										
2021	2021-660031487	CANNADY-STALLSWORTH, KRISTIN			80	120,676	1000	11,065	1,046.00										
2020	2020-660031487	CANNADY-STALLSWORTH, KRISTIN			80	110,357	1000	10,713	1,015.00										
2019	2019-660031487	CANNADY-STALLSWORTH, KRISTIN			80	103,385	1000	10,372	998.00										
2018	2018-660031487	CANNADY-STALLSWORTH, KRISTIN			80	106,143	1000	10,676	1,027.00										
2017	2017-660031487	CANNADY-STALLSWORTH, KRISTIN			80	105,302	1000	10,583	1,021.00										
2016	2016-660031487	CANNADY-STALLSWORTH, KRISTIN			80	102,789	1000	10,307	998.00										
2015	2015-660031487	CANNADY-STALLSWORTH, KRISTIN			80	100,885	1000	10,097	985.00										
2014	2014-660031487	CANNADY-STALLSWORTH, KRISTIN			80	101,634	1000	9,897	914.00										
2013	2013-660031487	CANNADY-STALLSWORTH, KRISTIN			80	100,480	1000	9,580	917.00										



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1591		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,931.00 x 5.95 = 41,239		
Factor Value			
Adjustments	1.7793		
Lot Value	73,375		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,089 / 1,089
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,089
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	144,926	133.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	142,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.26	Total Misc Impr	+	2,411			
Roofing Adj	+ 4.67	Garage Cost	+	11,700			
Subfloor Adj	+ -1.22	Total RCN	=	155,790			
Heat/Cool Adj	+ 11.47	Depreciation ( 30%)	-	46,737			
Plumbing Adj	+ 12.92	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	109,053			
Adj Base Cost	= 130.10	Lot Value	+	73,375			
Total Area	x 1,089	Indicated Value	=	182,428			
Adjusted Cost	= 141,679	Value Per SqFt		167.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,053		
Lot Value	73,375		
Indicated Value	182,428	167.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	182,428	167.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74795	11x5		55	24.09		1,325
PATO	SLAB PORCH - OPEN	74796	10x10		100	10.86		1,086



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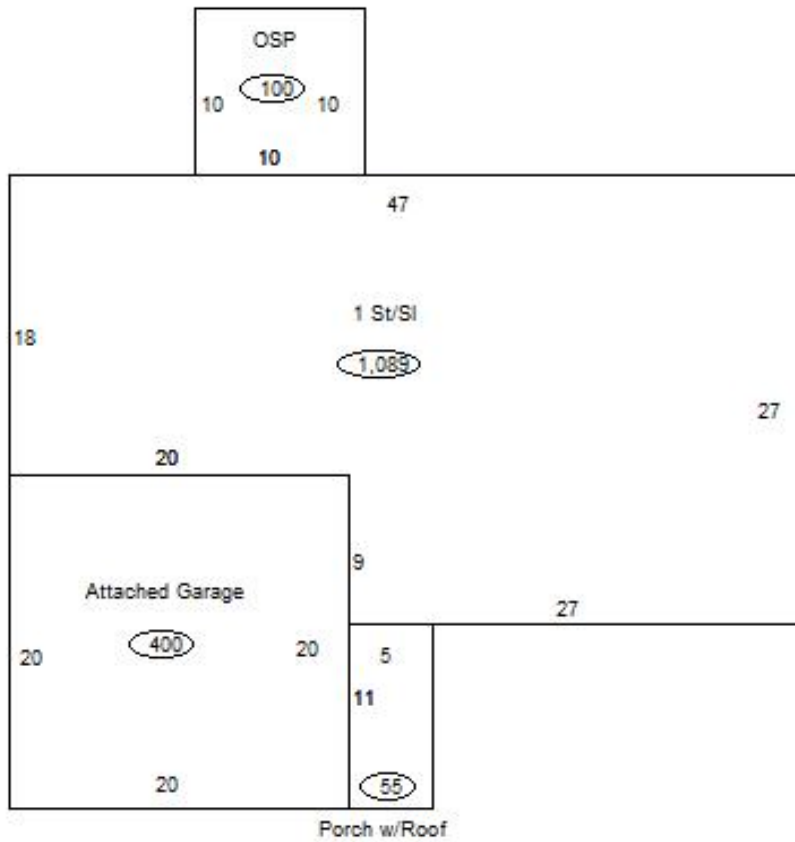
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,089	1.000	1,089
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	55	1.000	55
4	M	PATO		13	Open Slab	100	1.000	100
<b>Total Building Area</b>						<b>1,089</b>		<b>1,089</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						