



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 660031646 Parcel ID 000000-00-0-00561-002-0005 Cadastral ID 36-21-15-09880 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 182304 REAGAN, JIMMY L & SHARLENE, CO-TRUSTEES 9704 E PEACHTREE ST CLAREMORE OK 74019-0284 Parcel Location Situs 09704 PEACHTREE ST Subdivision ORCHARD HILL ESTATES II Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-17\IMG_0044.JPG 8/17/2022</p>														
Legal Description Lat/Long: 36.25822211 -95.65399392																			
LOT 5 BLOCK 2 ORCHARD HILL ESTATES SECOND					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1006/457 866/460	BRIGHT, R E	10/27/1995	160,000 9,000	Yes No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0		Land Value 44,597	25,971	11%	2,857	Assessed	18,829	1,960.70										
Year Frozen	2010		Improvements 249,326	145,193		15,972	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 293,923	171,164		18,829	Total Taxable	17,829	1,874.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031646	REAGAN, JIMMY L &			80	292,263	1000	17,828	1,873.00										
2024	2024-660031646	REAGAN, JIMMY L &			80	314,406	1000	17,828	1,719.00										
2023	2023-660031646	REAGAN, JIMMY L &			80	263,157	1000	17,828	1,693.00										
2022	2022-660031646	REAGAN, JIMMY L &			80	254,733	1000	17,828	1,724.00										
2021	2021-660031646	REAGAN, JIMMY L &			80	256,926	1000	17,828	1,679.00										
2020	2020-660031646	REAGAN, JIMMY L &			80	257,922	1000	17,828	1,682.00										
2019	2019-660031646	REAGAN, JIMMY L &			80	245,507	1000	17,828	1,708.00										
2018	2018-660031646	REAGAN, JIMMY L &			80	251,893	1000	17,828	1,709.00										
2017	2017-660031646	REAGAN, JIMMY L &			80	249,914	1000	17,828	1,714.00										
2016	2016-660031646	REAGAN, JIMMY L &			80	240,774	1000	17,828	1,719.00										
2015	2015-660031646	REAGAN, JIMMY L &			80	236,851	1000	17,828	1,732.00										
2014	2014-660031646	REAGAN, JIMMY L &			80	240,931	1000	17,828	1,639.00										
2013	2013-660031646	REAGAN, JIMMY L &			80	227,565	1000	17,828	1,698.00										



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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6809	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	29,662.00 x 1.50 = 44,597	
Factor Value		
Adjustments	1.0000	
Lot Value	44,597	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,564 / 2,880
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,564
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	220 Built-In Garage
Remodel	
Year/Eff Age	1992 / 26

Cost Approach		Manual : 01/2025	
Base Cost	90.27	Total Misc Impr	+ 34,901
Roofing Adj	+ 2.79	Garage Cost	+ 8,058
Subfloor Adj	+ -1.30	Total RCN	= 365,404
Heat/Cool Adj	+ 13.15	Depreciation (32%)	- 116,929
Plumbing Adj	+ 7.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 248,475
Adj Base Cost	= 111.96	Lot Value	+ 44,597
Total Area	x 2,880	Indicated Value	= 293,072
Adjusted Cost	= 322,445	Value Per SqFt	101.76

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	271,507 94.27 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	248,475
Lot Value	44,597
Indicated Value	293,072 101.76 Per SqFt
Agland Value	
Site Improvements	851
Total Value	293,923 102.06 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,840.02		5,840
SUN	Sunroom	75362	25x8		200	25.00		5,000
GRAT	GARAGE - ATTACHED	75363	24x24		576	32.09		18,484
PRCH	SLAB PORCH - COVERED	75364	204		204	27.34		5,577



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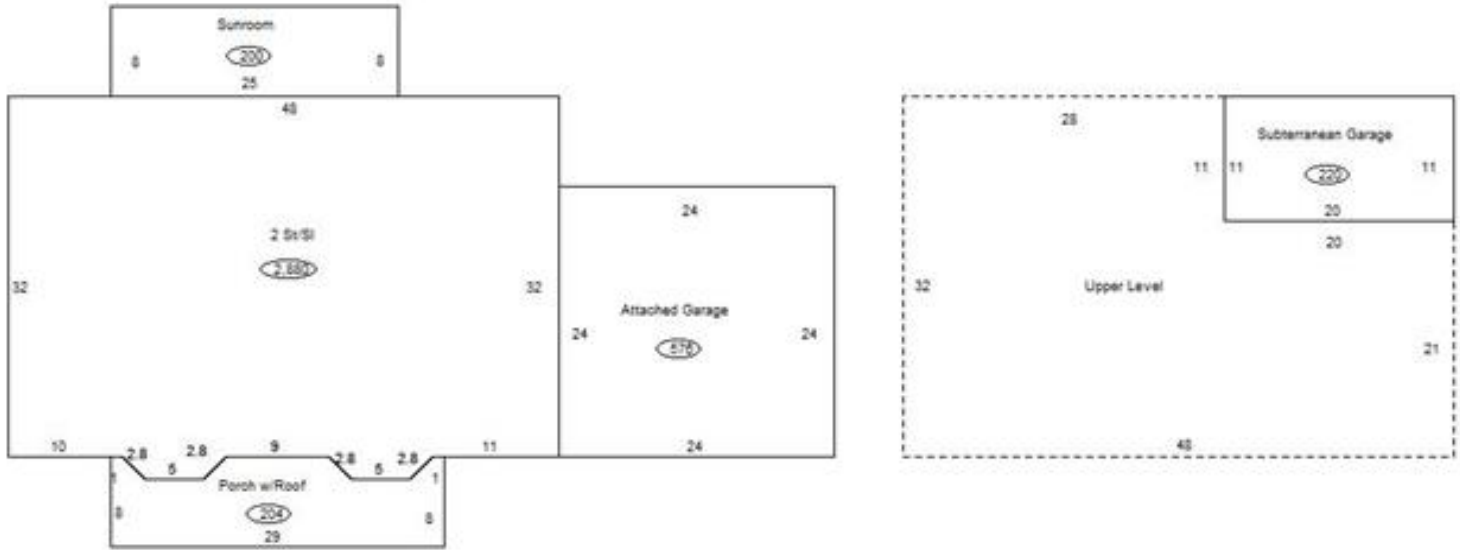
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,564	1.841	2,880
2	G	8		13	Subterranean Garage	220	1.000	220
3	M	SUN		13	Sunroom	200	1.000	200
4	G	1		13	Attached Garage	576	1.000	576
5	M	PRCH		13	SLBC	204	1.000	204
6	U	^UL	Overhang	13	Upper Level	1,316	1.000	1,316
Total Building Area						1,564		2,880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			280
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 280) 1,310		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	CPDT	CARPORT - DETACHED	0x0x0			
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (12.15 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD