



# 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	660073608								
Parcel ID	000000-00-0-00815-001-0013								
Cadastral ID	35-21-15-00920								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	345945								
REYNOLDS, CHRISTOPHER									
24930 KY AVE CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24930 KY AVE								
Subdivision	MEADOWS ON THE RIDGE								
Lot/Block	0013 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	35 / 21 / 15 / 5								
Neighborhood	1122 - R-V04-SE VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25092849 -95.67269986									
LOT 13 BLOCK 1 THE MEADOWS ON THE RIDGE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2016 10 9	R18-NEW 11X20 220 SQ FT ADDITION	10/2016	10/2017	20,000					
R2015 06 8	R16-NEW 22X30 660 SQ FT POLE BAR	06/2015	07/2015	16,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	REYNOLDS, LINDA G	11/14/2024	260,000	4					
2466/755	REYNOLDS, JERRY L	04/14/2015	0	4					
2245/742	HOWARD, TRAVIS & JENNIFER	05/18/2012	145,000	4					
1191/716	DORSEY INC	09/08/1999	113,500	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2013	Land Value	76,186	35,977	11%	3,957	Assessed	24,174 2,517.28	
Year Frozen	0	Improvements	198,972	183,792		20,217	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	275,158	219,769		24,174	Total Taxable	24,174 2,517.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660073608	REYNOLDS, CHRISTOPHER	4	263,028	0	23,023	2,397.00		
2024	2024-660073608	REYNOLDS, LINDA G	4	256,818	1000	20,928	2,016.00		
2023	2023-660073608	REYNOLDS, LINDA G	4	199,188	1000	20,289	1,925.00		
2022	2022-660073608	REYNOLDS, JERRY L &	4	197,344	1000	19,669	1,901.00		
2021	2021-660073608	REYNOLDS, JERRY L &	4	182,425	1000	19,067	1,795.00		
2020	2020-660073608	REYNOLDS, JERRY L &	4	179,543	1000	18,556	1,750.00		
2019	2019-660073608	REYNOLDS, JERRY L &	4	172,604	1000	17,986	1,724.00		
2018	2018-660073608	REYNOLDS, JERRY L &	4	179,527	1000	18,748	1,797.00		
2017	2017-660073608	REYNOLDS, JERRY L &	4	170,427	1000	17,747	1,706.00		
2016	2016-660073608	REYNOLDS, JERRY L &	4	166,514	1000	17,317	1,670.00		
2015	2015-660073608	REYNOLDS, JERRY L &	4	152,818	1000	15,810	1,537.00		
2014	2014-660073608	REYNOLDS, JERRY L	4	154,042	1000	15,486	1,426.00		
2013	2013-660073608	REYNOLDS, JERRY L	4	145,505	1000	15,006	1,431.00		



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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0576		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,070.00 x 1.65 = 76,186		
Factor Value			
Adjustments	1.0000		
Lot Value	76,186		



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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	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,754 / 1,754
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,754
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	231,878 132.20 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	243,870 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	179,764
Lot Value	76,186
Indicated Value	255,950 145.92 Per SqFt
Agland Value	
Site Improvements	19,208
Total Value	275,158 156.87 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.99	Total Misc Impr	+ 7,432
Roofing Adj	+ 4.38	Garage Cost	+ 16,880
Subfloor Adj	+ -1.15	Total RCN	= 239,686
Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 59,922
Plumbing Adj	+ 10.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 179,764
Adj Base Cost	= 122.79	Lot Value	+ 76,186
Total Area	x 1,754	Indicated Value	= 255,950
Adjusted Cost	= 215,374	Value Per SqFt	145.92

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	86960	7x5		35	24.16		846
PRCH	SLAB PORCH - COVERED	86961	166		166	23.70		3,934
PATO	SLAB PORCH - OPEN	86962	92		92	10.86		999
PATO	SLAB PORCH - OPEN	86963	20x8		160	10.33		1,653



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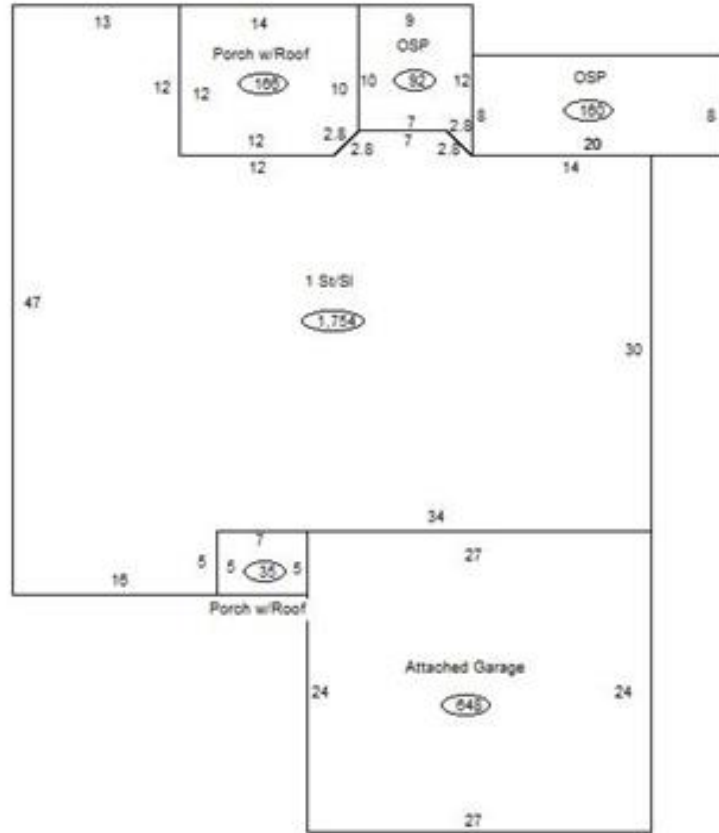
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	648	1.000	648
2	M	PRCH		13	SLBC	35	1.000	35
3	M	PRCH		13	SLBC	166	1.000	166
4	M	PATO		13	Open Slab	92	1.000	92
5	M	PATO		13	Open Slab	160	1.000	160
6	R	1	Slab	13	1 St/Sl	1,754	1.000	1,754
<b>Total Building Area</b>						1,754		1,754



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x22x0			660
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b> Base Cost (34.24 x 660) 22,598		<b>Modifier Total</b>	<b>RCN</b> 22,598	<b>Depr (15% Phys/ % Func)</b> 3,390	<b>RCNLD</b> 19,208
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 160) 749		<b>Modifier Total</b>	<b>RCN</b> 749	<b>Depr (100% Phys/ % Func)</b> 749	<b>RCNLD</b> 749