



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:54:06
Page 1

Assessment Data					Primary Image														
Account	660089878																		
Parcel ID	22N15E-27-1-00000-000-0000																		
Cadastral ID	27-22-15-00640																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area	4																
Tax Area	10 - OOLOGAH RURAL/NW FIRE																		
Name ID	325093																		
REED, LACY M & NATHANIEL J																			
17007 S 4102 RD CLAREMORE	OK 74017-0000																		
Parcel Location																			
Situs	17007 S 4102 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	24.09 - Acres																
Sec/Twn/Rng	27 / 22 / 15 / 1																		
Neighborhood	6020 - UNPLATTED																		
School District	S004 - OOLOGAH SCHOOLS																		
Legal Description	Lat/Long: 36.36436006 -95.69809521				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>R19</td> <td>R20- POSS NEW CONSTRUCTION</td> <td>09/2018</td> <td>01/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R20- POSS NEW CONSTRUCTION	09/2018	01/2020	
Number	Description	Opened	Closed	Amount															
R19	R20- POSS NEW CONSTRUCTION	09/2018	01/2020																
TR DESC 2026-001934 AS COMM NE/C SEC; N89.3011W 2572.82' TO POB; S00.0240W 159.42'; S53.1254W 60.14'; S13.1938W 130.57'; S00 0240W 182.09'; S22.5236E 203.46'; S00.0240W 447.89'; CURVE KEFT RADIUS 325 CHORD BEAR S65.5837W CHORD DIST 103.41' ARC DIST 103.85'; N09.1624W 318.16'; N23.5803W 131'; S89.5331W																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	REED, LACY M &	02/06/2026	22,000	11										
					/	REED, LACY M &	02/06/2026	0	4										
					2724/76	LOCKE, BRUCE D TRUST	07/13/2018	322,000	YES										
					1870/343	BEGLEY, CLAYTON MARK-EDWARD	05/22/2007	141,000	11										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax											
Remove Cap	2019	Land Value	1,336	831	11%	91	Assessed	33,698	3,645.50										
Year Frozen	0	Improvements	391,693	305,521		33,607	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	393,029	306,352		33,698	Total Taxable	33,698	3,646.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660089878	REED, LACY M &	10	338,750	0	32,689	3,536.00												
2024	2024-660089878	REED, LACY M &	10	313,129	0	31,737	3,324.00												
2023	2023-660089878	REED, LACY M &	10	299,372	0	30,812	3,204.00												
2022	2022-660089878	REED, LACY M &	10	298,231	0	29,915	3,096.00												
2021	2021-660089878	REED, LACY M &	10	264,030	0	29,044	3,028.00												
2020	2020-660089878	REED, LACY M &	10	259,132	0	28,393	3,003.00												
2019	2019-660089878	REED, LACY M &	10	38,055	0	4,186	434.00												
2018	2018-660089878	REED, LACY M &	10	19,959	0	2,196	236.00												
2017	2017-660089878	LOCKE, BRUCE D TRUST	10	19,959	0	2,196	250.00												
2016	2016-660089878	LOCKE, BRUCE D TRUST	10	19,959	0	2,196	227.00												
2015	2015-660089878	LOCKE, BRUCE D TRUST	10	19,575	0	2,154	211.00												
2014	2014-660089878	LOCKE, BRUCE D TRUST	10	19,959	0	2,196	215.00												
2013	2013-660089878	LOCKE, BRUCE D TRUST	10	19,959	0	2,196	208.00												



Rogers

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Date 04/17/2026
 Time 14:54:06
 Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,352 / 2,912
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,352
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	327,777	
Lot Value		
Indicated Value	327,777	112.56 Per SqFt
Agland Value	1,336	
Site Improvements	63,916	
Total Value	393,029	134.97 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	85.00	Total Misc Impr	+	31,668
Roofing Adj	+ 4.59	Garage Cost	+	
Subfloor Adj	+ -2.54	Total RCN	=	345,028
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	17,251
Plumbing Adj	+ 6.09	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	327,777
Adj Base Cost	= 107.61	Lot Value	+	
Total Area	x 2,912	Indicated Value	=	327,777
Adjusted Cost	= 313,360	Value Per SqFt		112.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144478	42x16		672	27.47		18,460
PRCH	SLAB PORCH - COVERED	144479	35x12		420	28.09		11,798
PRCH	SLAB PORCH - COVERED	144481	8x6		48	29.38		1,410



Rogers

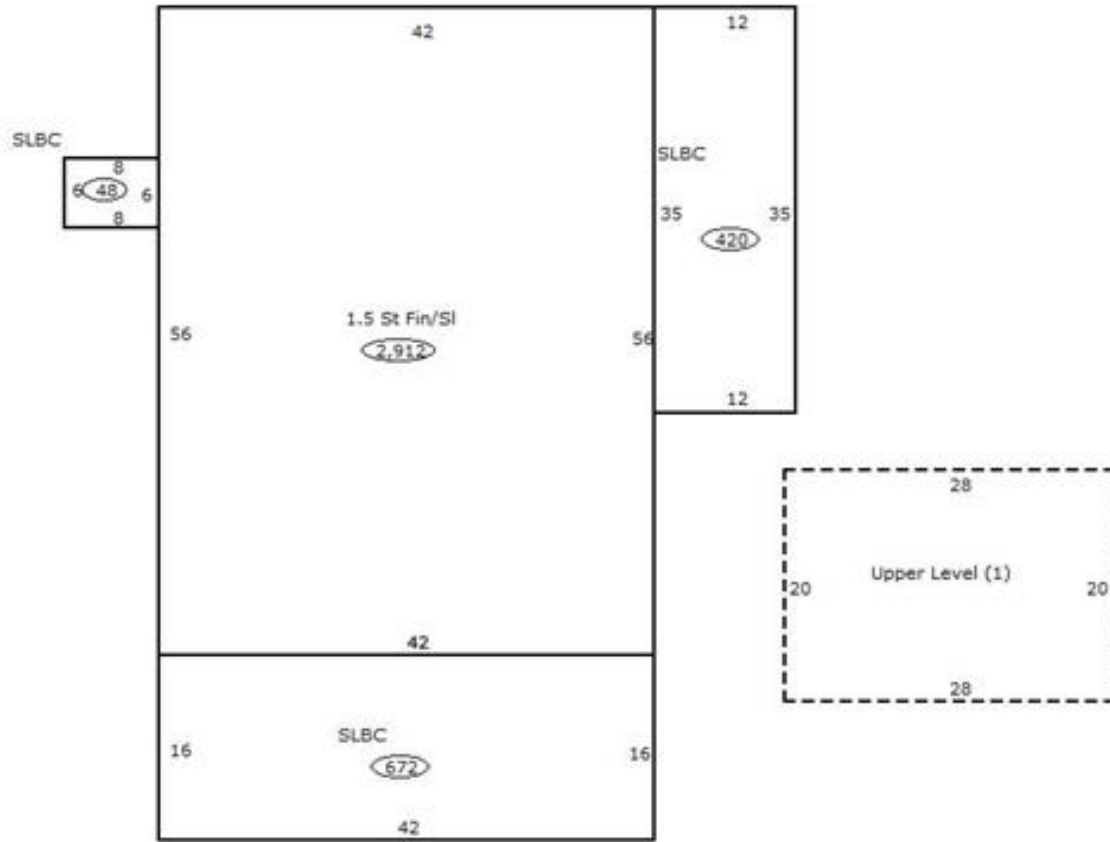
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:54:06
 Page 3

Sketch Image

660089878



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,352	1.238	2,912
2	M	PRCH		13	SLBC	672	1.000	672
3	M	PRCH		13	SLBC	420	1.000	420
4	U	^UL		13	Upper Level (1)	560	1.000	560
5	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						2,352		2,912



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
 Time 14:54:06
 Page 4

660089878

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year 2019	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	UTIL SHOP BUILDING		0x0x0			2,400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25.84 x 2,400) 62,016		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	LNT0 LEAN TO - ATTACHED		20x10x0			200
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (9.50 x 200) 1,900		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:54:06
Page 5

Agland Inventory

660089878

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			11.403	36	36	411	411
TMBR Totals						11.403			411	411
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			6.500	108	108	702	702
SO	SOGN SOILS	NTV PST	15			6.188	36	36	223	223
NTV PST Totals						12.687			925	925
Total Agland						24.090			1,336	1,336