



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 | 660104402 | | | | | | | | |
| Parcel ID | 00000-0-0-0000416-004-0015 | | | | | | | | |
| Cadastral ID | 30-21-16-14120 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | URP | VI Area 1 | | | | | | | |
| Tax Area | 85 - CLRM SD-VERD TOWN/FIRE | | | | | | | | |
| Name ID | 333258 | | | | | | | | |
| REED, AUSTIN & WHITNEY D | | | | | | | | | |
| 10190 E LEE LN CLAREMORE OK 74019-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 10190 E LEE LN | | | | | | | | |
| Subdivision | KING RIDGE IV | | | | | | | | |
| Lot/Block | 0015 / 0004 | Parcel Size 1 - Lots | | | | | | | |
| Sec/Twn/Rng | 30 / 21 / 16 / 5 | | | | | | | | |
| Neighborhood | 1109 - R-V03-SW VERDIGRIS | | | | | | | | |
| School District | S001 - CLAREMORE SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.26952355 -95.64873235 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| LOT 15 BLOCK 4 KING RIDGE IV | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R20 | R22- NEW 1480 SQ FT SFR | 11/2020 | 03/2021 | 100,000 | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| / | RC VERDIGRIS LLC | 12/31/2020 | 181,000 | 17 | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 109.172 | Current Tax | |
| Remove Cap | 2021 | Land Value | 41,516 | 30,176 | 11% | 3,319 | Assessed | 20,484 2,236.28 | |
| Year Frozen | | Improvements | 188,568 | 156,043 | | 17,165 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -92.00 | |
| TIF Project ID | 0 | Total Value | 230,084 | 186,219 | | 20,484 | Total Taxable | 19,484 2,144.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660104402 | REED, AUSTIN & WHITNEY D | 85 | 224,340 | 1000 | 18,888 | 2,079.00 | | |
| 2024 | 2024-660104402 | REED, AUSTIN & WHITNEY D | 85 | 224,544 | 1000 | 18,309 | 1,891.00 | | |
| 2023 | 2023-660104402 | REED, AUSTIN & WHITNEY D | 85 | 193,969 | 1000 | 17,746 | 1,819.00 | | |
| 2022 | 2022-660104402 | REED, AUSTIN & WHITNEY D | 85 | 194,009 | 1000 | 17,200 | 1,779.00 | | |
| 2021 | 2021-660104402 | REED, AUSTIN & WHITNEY D | 85 | 160,637 | 0 | 17,670 | 1,742.00 | | |



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| Lot Data | | Square-Foot - NBHD 1109 #1 | |
|-----------------|--------------------------|----------------------------|--|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.2199 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 9,577.00 x 5.42 = 51,895 | | |
| Factor Value | | | |
| Adjustments | 0.8000 | | |
| Lot Value | 41,516 | | |



| Residential Data | |
|------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 75% Frame, Siding, Vinyl 25% Veneer, Masonry |
| Base/Total Area | 1,480 / 1,480 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,480 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 380 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 2020 / 5 |

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| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 100.04 | Total Misc Impr | + 3,155 |
| Roofing Adj | + 4.53 | Garage Cost | + 11,256 |
| Subfloor Adj | + -1.17 | Total RCN | = 198,493 |
| Heat/Cool Adj | + 11.47 | Depreciation (5%) | - 9,925 |
| Plumbing Adj | + 9.51 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 188,568 |
| Adj Base Cost | = 124.38 | Lot Value | + 41,516 |
| Total Area | x 1,480 | Indicated Value | = 230,084 |
| Adjusted Cost | = 184,082 | Value Per SqFt | 155.46 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 207,284 | 140.06 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 8 |
| Indicated Value | 189,330 Per SqFt |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 188,568 | | |
| Lot Value | 41,516 | | |
| Indicated Value | 230,084 | 155.46 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 230,084 | 155.46 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 149284 | 13x7 | | 91 | 23.98 | | 2,182 |
| PRCH | SLAB PORCH - COVERED | 149285 | 5x4 | | 20 | 24.21 | | 484 |
| PATO | SLAB PORCH - OPEN | 149286 | 9x5 | | 45 | 10.86 | | 489 |



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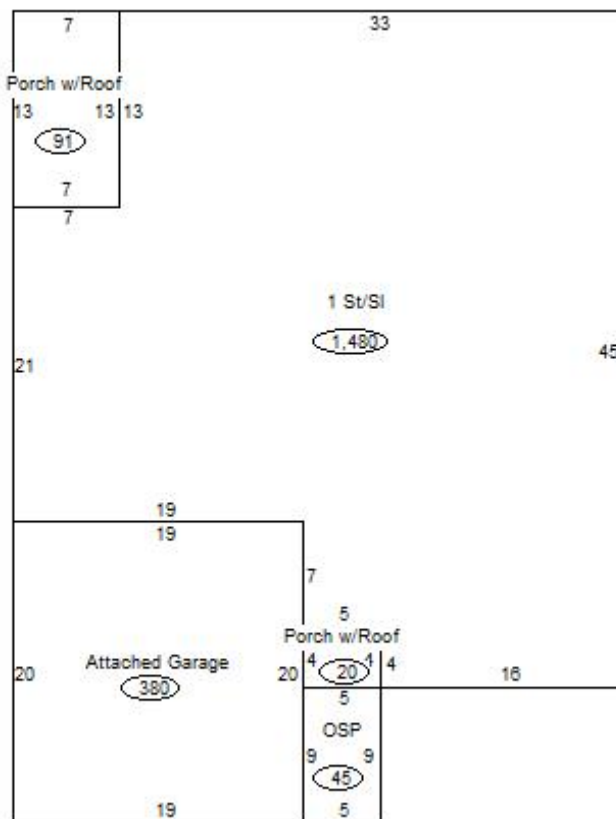
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Sketch Image

660104402



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 13 | 1 St/Sl | 1,480 | 1.000 | 1,480 |
| 2 | G | 1 | | 13 | Attached Garage | 380 | 1.000 | 380 |
| 3 | M | PRCH | | 13 | SLBC | 91 | 1.000 | 91 |
| 4 | M | PRCH | | 13 | SLBC | 20 | 1.000 | 20 |
| 5 | M | PATO | | 13 | Open Slab | 45 | 1.000 | 45 |
| Total Building Area | | | | | | 1,480 | | 1,480 |