




# 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> 660107294 <b>Parcel ID</b> 000000-0003-025-0-000-00 <b>Cadastral ID</b> 20-21-16-13440 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 343187 REISDORF, JEFF & BECKY  4165 ARROYO TRAIL CARMEL CA 93923-0000  <b>Parcel Location</b> <b>Situs</b> 01108 W ODESSA RD <b>Subdivision</b> RED PLAINS PHASE II <b>Lot/Block</b> 0025 / 0008 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS				 <p>\\tsclient\T\ROB STUFF\2024-2-6\IMG_0009.JPG 2/6/2024</p>															
<b>Legal Description</b> Lat/Long: 36.28499730 -95.62247634										<b>Building Permits</b>									
LOT 25 BLOCK 8 RED PLAINS PHASE II				<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>R23 092</td> <td>R24 NEW SFR 1615 SQ FT</td> <td>07/2023</td> <td>02/2024</td> <td>158,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 092	R24 NEW SFR 1615 SQ FT	07/2023	02/2024	158,000
Number	Description	Opened	Closed	Amount															
R23 092	R24 NEW SFR 1615 SQ FT	07/2023	02/2024	158,000															
<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>										
					/	RAUSCH COLEMAN HOMES OF TULSA	11/28/2023	233,000	YES										
					/	TULSA L DEV LLC	09/15/2022	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	44,550	44,550	11%	4,901	<b>Assessed</b>	27,040										
<b>Year Frozen</b>			<b>Improvements</b>	201,267	201,267		22,139	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	245,817	245,817		27,040	<b>Total Taxable</b>	27,040										
<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	2025-660107294	REISDORF, JEFF & BECKY			17	237,455	0	26,121	2,414.00										
2024	2024-660107294	REISDORF, JEFF & BECKY			17	238,816	0	26,270	2,428.00										
2023	2023-660107294	RAUSCH COLEMAN HOMES OF TULSA LLC			17	2,102	0	231	21.00										



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1808		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,875.00 x 5.66 = 44,550		
Factor Value			
Adjustments	1.0000		
Lot Value	44,550		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,558 / 1,558
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,558
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	201,267		
Lot Value	44,550		
Indicated Value	245,817	157.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	245,817	157.78	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.98	Total Misc Impr	+ 2,699
Roofing Adj	+ 4.48	Garage Cost	+ 14,968
Subfloor Adj	+ -1.15	Total RCN	= 205,375
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,108
Plumbing Adj	+ 6.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 201,267
Adj Base Cost	= 120.48	Lot Value	+ 44,550
Total Area	x 1,558	Indicated Value	= 245,817
Adjusted Cost	= 187,708	Value Per SqFt	157.78

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159404	68		68	24.05		1,635
PATO	Slab Porch - Open	159405	14x7		98	10.86		1,064



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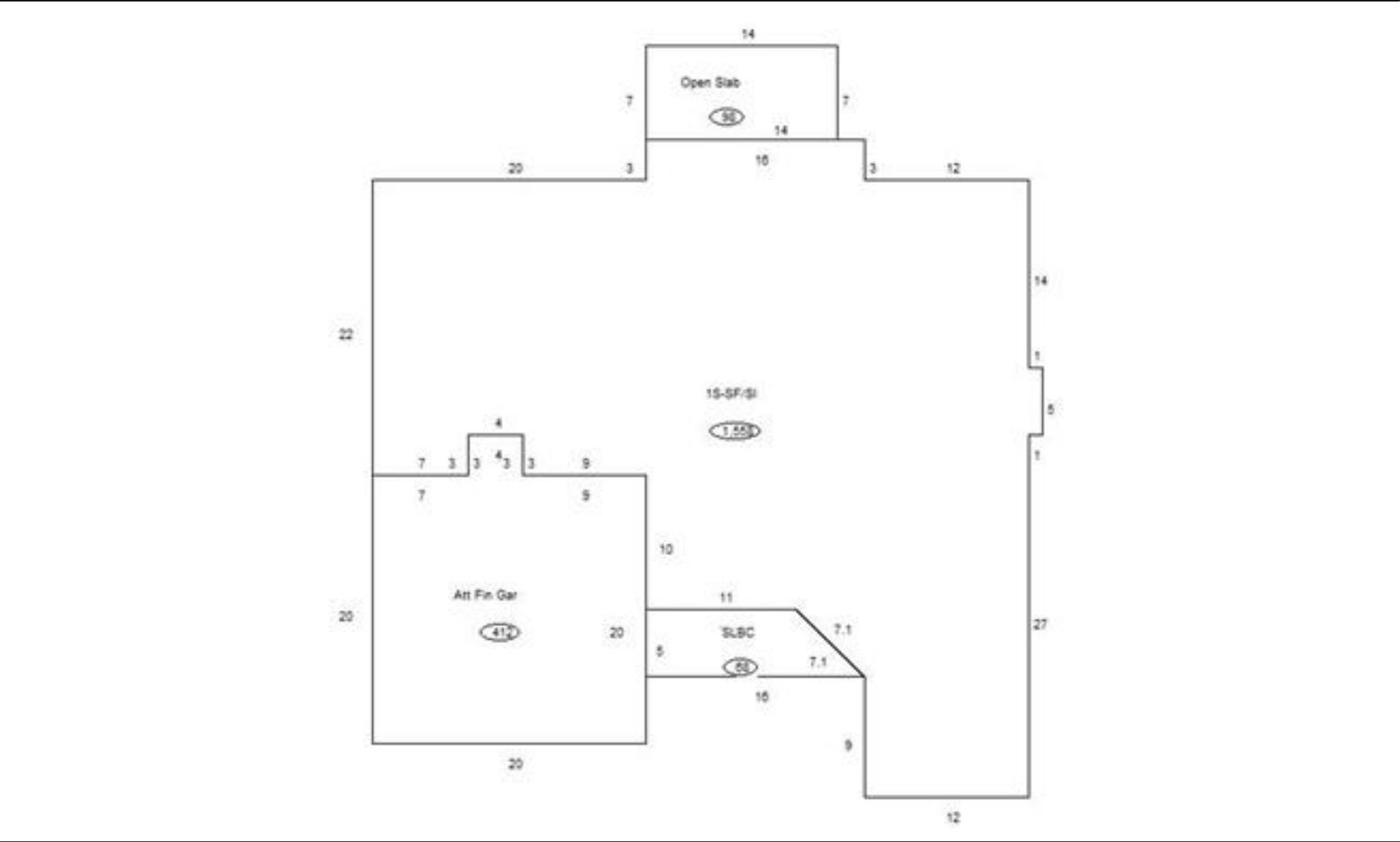
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Sketch Image

660107294



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,558	1.000	1,558
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	SLBC	68	1.000	68
4	M	PATO		10	Open Slab	98	1.000	98
<b>Total Building Area</b>						<b>1,558</b>		<b>1,558</b>