



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:24:31  
 Page 1

Assessment Data				Primary Image						
Account	660109279									
Parcel ID	000418-0007-002-0-000-00									
Cadastral ID	25-21-15-02660									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI									
Name ID	346797									
LETARSKI, JAKE										
9923 E KATHY ST CLAREMORE OK 74019-0000										
Parcel Location										
Situs	09923 E KATHY ST									
Subdivision	KING RIDGE V									
Lot/Block	0002 / 0007	Parcel Size	1 - Lots							
Sec/Twn/Rng	25 / 21 / 15 / 5									
Neighborhood	1109 - R-V03-SW VERDIGRIS									
School District	S008 - VERDIGRIS SCHOOLS									
Legal Description Lat/Long: 36.27294764 -95.65231863				660109279_001.JPG 1/7/2025						
LOT 2 BLOCK 7 KING RIDGE V				Building Permits						
				Number	Description	Opened	Closed	Amount		
				R24 036	NEW SFR 1694 SQ FT	09/2024	01/2025	152,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	03/18/2025	217,000	15	
					/	TULSA L DEV LLC	06/26/2024	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2026	Land Value	38,640	38,640	11%	4,250	Assessed	24,075	2,506.97	
Year Frozen		Improvements	180,227	180,227		19,825	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	218,867	218,867		24,075	Total Taxable	24,075	2,507.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109279	LETARSKI, JAKE			80	77,103	0	8,481	883.00	



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Time 11:24:31  
Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1607		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,998.00 x 5.95 = 41,638		
Factor Value			
Adjustments	0.9280		
Lot Value	38,640		



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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	1,340 / 1,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,340
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	

Cost Approach		Manual : 01/2025	
Base Cost	102.26	Total Misc Impr	+ 2,097
Roofing Adj	+ 4.64	Garage Cost	+ 14,362
Subfloor Adj	+ -1.21	Total RCN	= 183,905
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,678
Plumbing Adj	+ 7.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,227
Adj Base Cost	= 124.96	Lot Value	+ 38,640
Total Area	x 1,340	Indicated Value	= 218,867
Adjusted Cost	= 167,446	Value Per SqFt	163.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,227		
Lot Value	38,640		
Indicated Value	218,867	163.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,867	163.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	163290	12x5		60	24.08		1,445
PATO	Patio - Open	163291	10x6		60	10.86		652



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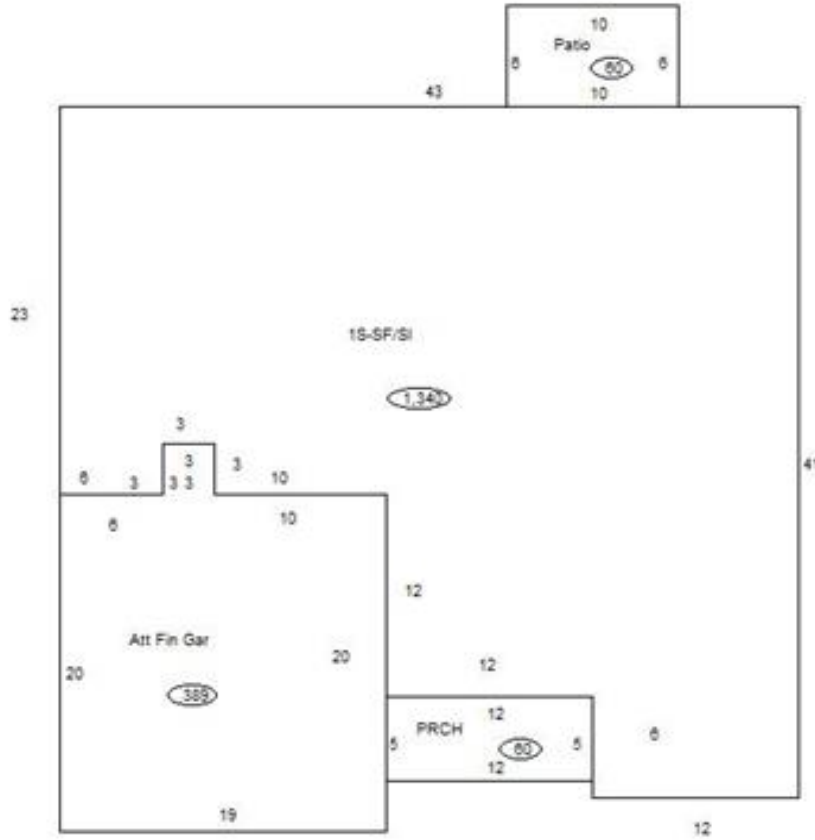
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Date 04/18/2026  
 Time 11:24:31  
 Page 3

Sketch Image

660109279



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,340	1.000	1,340
2	G	5		10	Att Fin Gar	389	1.000	389
3	M	PRCH		10	PRCH	60	1.000	60
4	M	PATO		10	Patio	60	1.000	60
<b>Total Building Area</b>						<b>1,340</b>		<b>1,340</b>