



# 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> 660109293 <b>Parcel ID</b> 000418-0007-016-0-000-00 <b>Cadastral ID</b> 25-21-15-02800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 345736 REEDER, HUNTER LANE  PO BOX 1262 KELLYVILLE OK 74039-0000  <b>Parcel Location</b> <b>Situs</b> 09914 E LARRY ST <b>Subdivision</b> KING RIDGE V <b>Lot/Block</b> 0016 / 0007 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 25 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS				<p>660109293_001.JPG 1/7/2025</p>																				
<b>Legal Description</b> Lot/Long: 36.27330554 -95.65271510 LOT 16 BLOCK 7 KING RIDGE V																								
<b>Exemptions</b>				<b>Building Permits</b>																				
				<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>R24 028</td> <td>NEW SFR 1337 SQ FT</td> <td>08/2024</td> <td>01/2025</td> <td>160,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R24 028	NEW SFR 1337 SQ FT	08/2024	01/2025	160,000					
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Bk/Pg	Grantor	Date	Price	Code																				
/	RAUSCH COLEMAN HOMES OF TULSA	11/01/2024	231,000	YES																				
/	TULSA L DEV LLC	06/26/2024	0	WB																				
<b>Parcel Valuation</b>																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax															
Remove Cap	2025		Land Value	57,519	57,519	11%	Assessed	26,031	2,710.66															
Year Frozen			Improvements	179,129	179,129		Penalty	0																
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00															
TIF Project ID	0		Total Value	236,648	236,648	26,031	Total Taxable	26,031	2,711.00															
<b>Assessment History</b>																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660109293	REEDER, HUNTER LANE			80	231,000	0	25,410	2,646.00															



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	<p>660109293_001.JPG 1/7/2025</p>
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1741	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,586.00 x 5.92 = 44,926	
Factor Value		
Adjustments	1.2803	
Lot Value	57,519	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,334 / 1,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,334
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

Cost Approach		Manual : 01/2025	
Base Cost	101.84	Total Misc Impr	+ 2,526
Roofing Adj	+ 4.64	Garage Cost	+ 14,109
Subfloor Adj	+ -1.22	Total RCN	= 182,785
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,656
Plumbing Adj	+ 7.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 179,129
Adj Base Cost	= 124.55	Lot Value	+ 57,519
Total Area	x 1,334	Indicated Value	= 236,648
Adjusted Cost	= 166,150	Value Per SqFt	177.40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	179,129	
Lot Value	57,519	
Indicated Value	236,648	177.40 Per SqFt
Agland Value		
Site Improvements		
Total Value	236,648	177.40 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	162849	12x6		72	19.00		1,368
PRCH	Porch	162850	12x4		48	24.12		1,158



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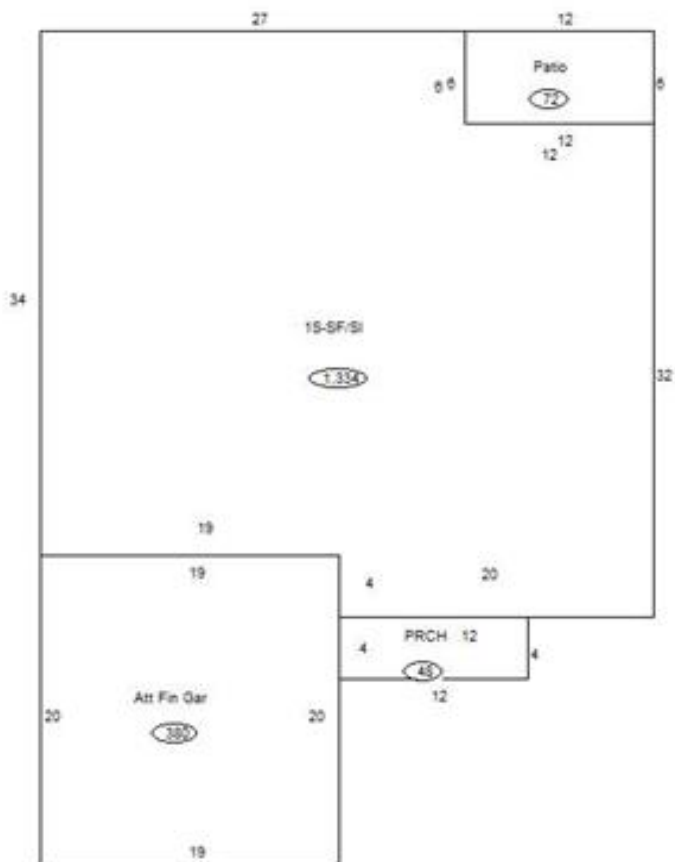
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Sketch Image

660109293



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,334	1.000	1,334
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PATC		10	Patio	72	1.000	72
4	M	PRCH		10	PRCH	48	1.000	48
<b>Total Building Area</b>						1,334		1,334