



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:24:29
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000691 Parcel ID 22N15E-01-4-00000-000-0000 Cadastral ID 01-22-15-00700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 264366 WARD, TERRY STEVEN & COURTNEY 9646 E HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 09646 E HWY 88 Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 1 / 22 / 15 / 4 Neighborhood 6030 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0054.JPG 3/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.41564009 -95.65783848																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,496.00 x 1.01 = 44,946	
Factor Value		
Adjustments	1.0000	
Lot Value	44,946	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,524 / 1,524
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	252 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 57

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	99,118	65.04	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	89.48	Total Misc Impr	+	7,700	
Roofing Adj	+ 4.03	Garage Cost	+	7,187	
Subfloor Adj	+ 2.31	Total RCN	=	181,613	
Heat/Cool Adj	+ 10.30	Depreciation (65%)	-	118,048	
Plumbing Adj	+ 3.28	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	63,565	
Adj Base Cost	= 109.40	Lot Value	+	44,946	
Total Area	x 1,524	Indicated Value	=	108,511	
Adjusted Cost	= 166,726	Value Per SqFt		71.20	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,565		
Lot Value	44,946		
Indicated Value	108,511	71.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	108,511	71.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	2052	25x6		150	20.82		3,123
SHLT	STORM SHELTER			1	2019	0.00		



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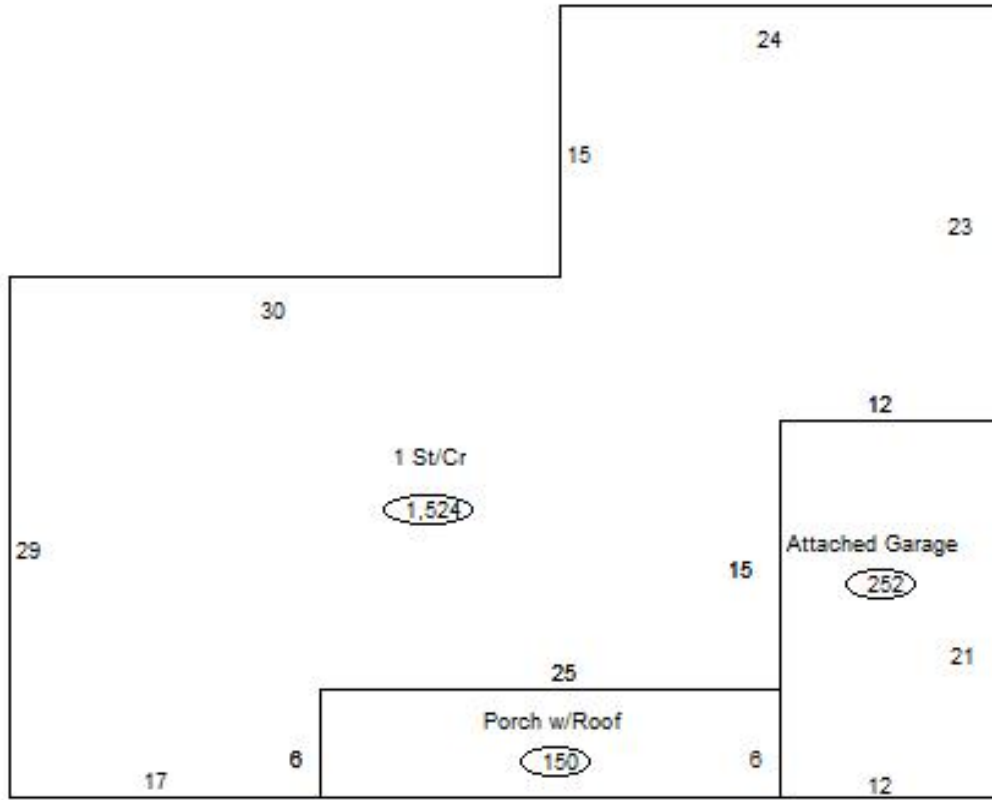
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Sketch Image

660000691



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,524	1.000	1,524
2	G	1		13	Attached Garage	252	1.000	252
3	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						1,524		1,524