



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:24:12
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000703 Parcel ID 000000-00-0-00456-002-0007 Cadastral ID 01-22-15-01695 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 340200 BAILEY, WILLIAM E & LINDA K REVOCABLE TRUST 13265 S HICKORY CLAREMORE OK 74017-0000 Parcel Location Situs 13265 S HICKORY ST Subdivision LITTLE PONDEROSA Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4522	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,699.00 x 3.15 = 62,052	
Factor Value		
Adjustments	1.0000	
Lot Value	62,052	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,494 / 2,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,494
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	702 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

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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	269,345	108.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	258,830		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.34	Total Misc Impr	+	25,129			
Roofing Adj	+ 5.32	Garage Cost	+	20,990			
Subfloor Adj	+ -2.16	Total RCN	=	358,767			
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	161,445			
Plumbing Adj	+ 6.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	197,322			
Adj Base Cost	= 125.36	Lot Value	+	62,052			
Total Area	x 2,494	Indicated Value	=	259,374			
Adjusted Cost	= 312,648	Value Per SqFt		104.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,322		
Lot Value	62,052		
Indicated Value	259,374	104.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	259,374	104.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2064	14x2		28	26.84		752
PRCH	SLAB PORCH - COVERED	2065	14x2		28	26.84		752
PATO	SLAB PORCH - OPEN	2066	177		177	10.77		1,906
PATO	SLAB PORCH - OPEN	2067	29x6		174	10.79		1,877
EPSW	ENCLOSED PORCH - SOLID WALL	2068	29x10		290	68.42		19,842



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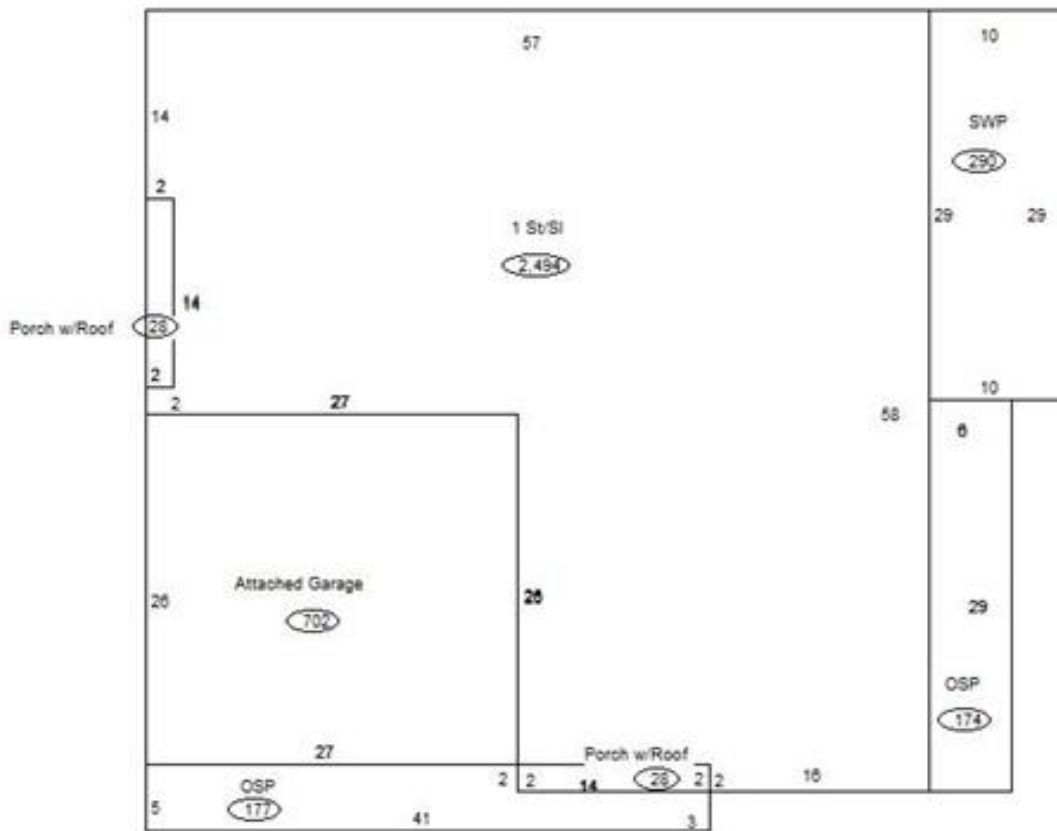
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Sketch Image

660000703



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,494	1.000	2,494
2	G	1		13	Attached Garage	702	1.000	702
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PRCH		13	SLBC	28	1.000	28
5	M	PATO		13	Open Slab	177	1.000	177
6	M	PATO		13	Open Slab	174	1.000	174
7	M	EPSW		13	EPSW	290	1.000	290
Total Building Area						2,494		2,494