



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:09:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000715 Parcel ID 000000-00-0-00072-001-0001 Cadastral ID 01-22-15-02010 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 194424 MCDANIEL, ERNEST LYNN 13536 S ROCKHILL RD CLAREMORE OK 74017-0000 Parcel Location Situs 13536 S ROCKHILL RD Subdivision BRIARCLIFF ESTATES Lot/Block 0001 / 0001 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	
Lot Size			
Lot Count			
Units Buildable	22000		
Non-Ag Acres	0.5339		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	23,255.00 x 3.15 = 73,253		
Factor Value			
Adjustments	1.0000		
Lot Value	73,253		



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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	100% Veneer, Masonry
Base/Total Area	1,605 / 1,605
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,605
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	162,760 101.41 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	169,360 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	124,350
Lot Value	73,253
Indicated Value	197,603 123.12 Per SqFt
Agland Value	
Site Improvements	
Total Value	197,603 123.12 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.43	Total Misc Impr	+ 14,662
Roofing Adj	+ 4.46	Garage Cost	+ 12,931
Subfloor Adj	+ -1.15	Total RCN	= 234,622
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 110,272
Plumbing Adj	+ 8.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,350
Adj Base Cost	= 128.99	Lot Value	+ 73,253
Total Area	x 1,605	Indicated Value	= 197,603
Adjusted Cost	= 207,029	Value Per SqFt	123.12

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2081		135	135	23.82		3,216
PATO	SLAB PORCH - OPEN	2082		781	781	8.13		6,350

