



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000725 Parcel ID 000000-00-0-00072-003-0002 Cadastral ID 01-22-15-02110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 333634 GARZA, ALYSSA & BENJAMIN 13503 S GRANDE POINTE PARKWAY CLAREMORE OK 74017-0000 Parcel Location Situs 13503 S GRANDE POINTE PKWY Subdivision BRIARCLIFF ESTATES Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0010.JPG 3/29/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.41497568 -95.65416456 LOT 2 BLOCK 3 BRIARCLIFF ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1		Primary Image						
Lot Size					\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0010.JPG 3/29/2022					
Lot Count										
Units Buildable	31880									
Non-Ag Acres	0.689									
Topography										
Street Access										
Utilities										
Amenities	LAND QUALITY									0
										0
Method	Square-Foot									
Base Lot Value	30,012.00 x 3.15 = 94,538									
Factor Value										
Adjustments	1.0000									
Lot Value	94,538									
Residential Data										
Type	1 Single Family Residence									
Condition	3 - Average									
Quality	3.5 - Average									
Architecture										
Style	100% One Story									
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood									
Base/Total Area	3,346 / 3,346									
Style	100% One Story									
HVAC	100% Warmed & Cooled Air									
Roof Cover	1 Composition Shingle									
Area on Slab	3,346									
Fixture/RghIn	14 /									
Bed/F/H Bath	3 / 2.5 /									
Basement Area										
Garage Type	704 Attached Garage - Unfinished									
Remodel										
Year/Eff Age	1976 / 38									
Cost Approach		Manual : 01/2025								
Base Cost	103.70	Total Misc Impr	+	21,674						
Roofing Adj	+ 4.95	Garage Cost	+	26,287						
Subfloor Adj	+ -3.17	Total RCN	=	471,698						
Heat/Cool Adj	+ 14.47	Depreciation (45%)	-	212,264						
Plumbing Adj	+ 6.69	Lump Sums	+	0						
Basement Adj	+ 0.00	RCNLD	=	259,434						
Adj Base Cost	= 126.64	Lot Value	+	94,538						
Total Area	x 3,346	Indicated Value	=	353,972						
Adjusted Cost	= 423,737	Value Per SqFt		105.79						
Value Reconciliation										
Selected Approach	Cost Approach									
Improvements	259,434									
Lot Value	94,538									
Indicated Value	353,972			105.79	Per SqFt					
Agland Value										
Site Improvements										
Total Value	353,972			105.79	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	6,429.63		6,430		
PRCH	SLAB PORCH - COVERED	2134		332	332	28.37		9,419		
PATO	SLAB PORCH - OPEN	2135	34x15		510	9.69		4,942		
PRCH	SLAB PORCH - COVERED	2136	6x5		30	29.44		883		



Rogers

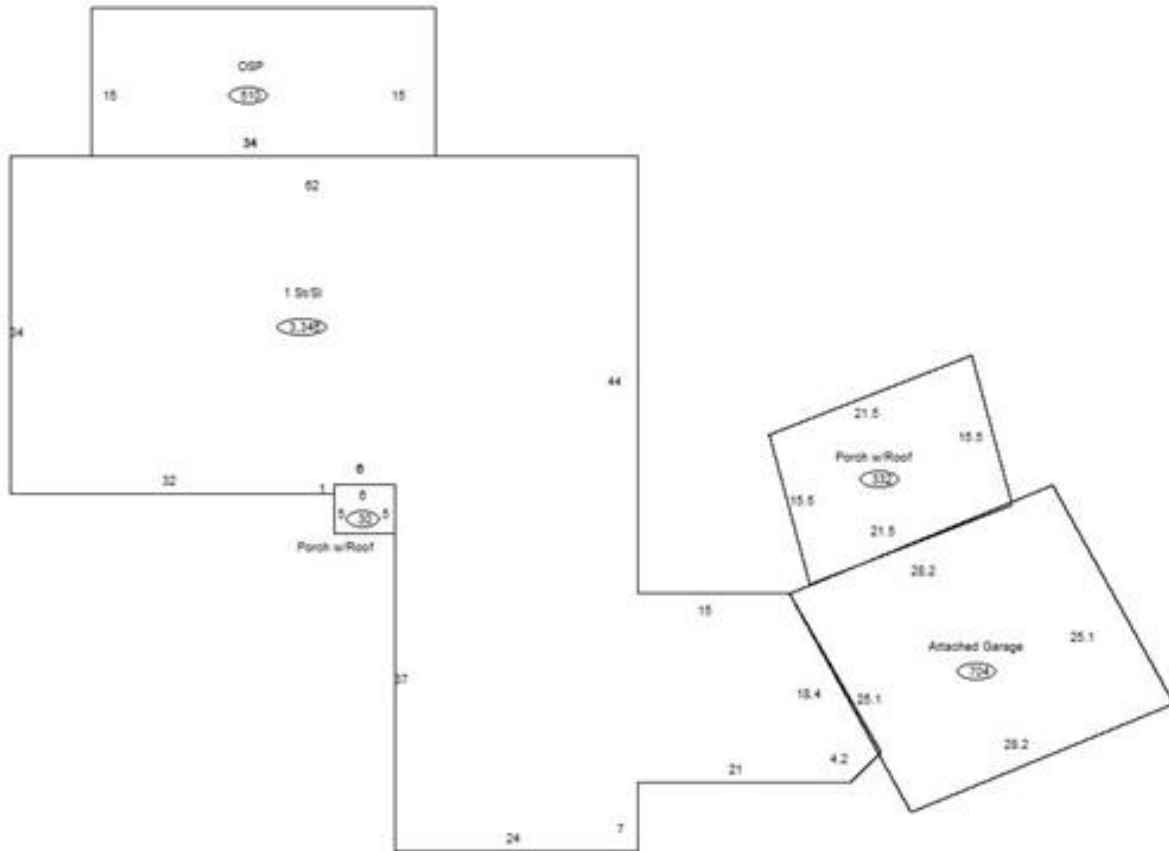
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Sketch Image

660000725



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,346	1.000	3,346
2	G	1		13	Attached Garage	704	1.000	704
3	M	PRCH		13	SLBC	332	1.000	332
4	M	PATO		13	Open Slab	510	1.000	510
5	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						3,346		3,346