



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																															
Account 660000738 Parcel ID 000000-00-0-00072-005-0004 Cadastral ID 01-22-15-02250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 194824 KOLMAN, PAUL D 13656 S ROCKHILL RD CLAREMORE OK 74017-0761 Parcel Location Situs 13656 S ROCKHILL RD Subdivision BRIARCLIFF ESTATES Lot/Block 0004 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																				
Legal Description Lot/Long: 36.41251612 -95.65560542 LOT 4 BLOCK 5 BRIARCLIFF ESTATES																																																																																																																				
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size Lot Count Units Buildable 28088 Non-Ag Acres 0.6998 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 30,482.00 x 3.15 = 96,018 Factor Value Adjustments 1.0000 Lot Value 96,018		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0027.JPG 3/29/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,748 / 2,780
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,748
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	736 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

Cost Approach				Manual : 01/2025			
Base Cost	87.12	Total Misc Impr	+ 19,654				
Roofing Adj	+ 2.97	Garage Cost	+ 21,925				
Subfloor Adj	+ -1.49	Total RCN	= 342,570				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 147,305				
Plumbing Adj	+ 7.03	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 195,265				
Adj Base Cost	= 108.27	Lot Value	+ 96,018				
Total Area	x 2,780	Indicated Value	= 291,283				
Adjusted Cost	= 300,991	Value Per SqFt	104.78				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	305,278 109.81 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	22,300 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	195,265		
Lot Value	96,018		
Indicated Value	291,283	104.78	Per SqFt
Agland Value			
Site Improvements	10,000		
Total Value	301,283	108.38	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	2180	30x5		150	26.46		3,969
PRCH	SLAB PORCH - COVERED	2181	18x14		252	26.14		6,587
PATO	SLAB PORCH - OPEN	2182	27x15		405	8.60		3,483



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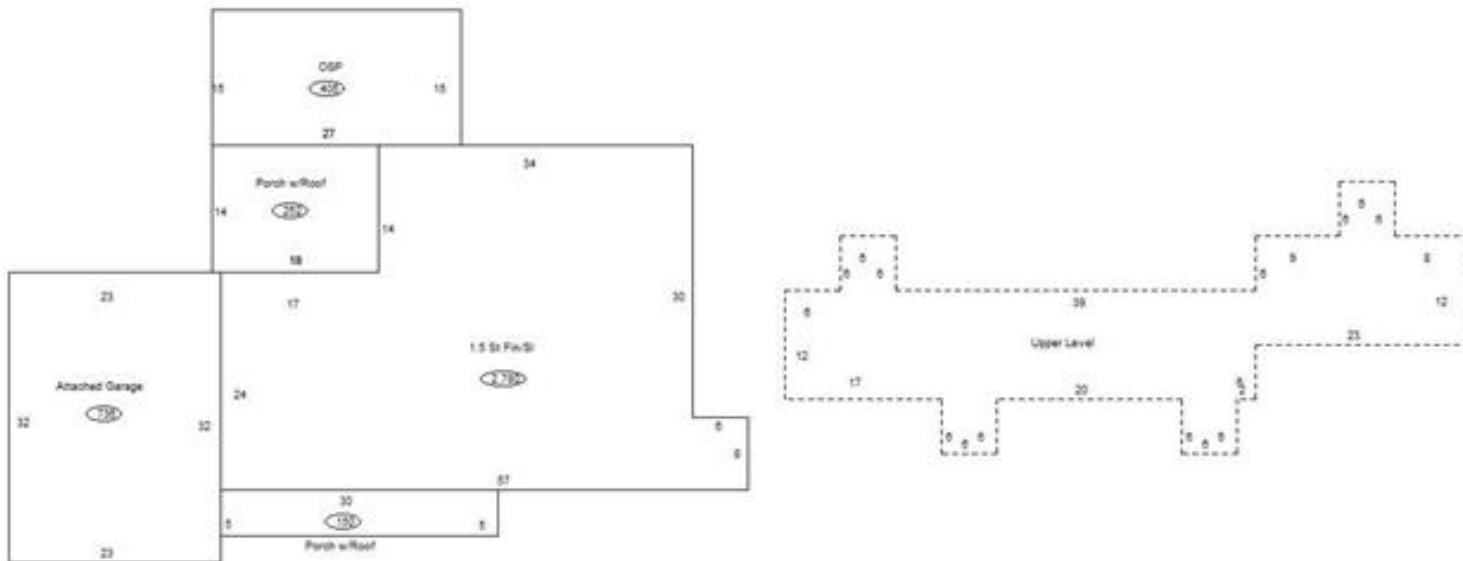
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Sketch Image

660000738



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,748	1.590	2,780
2	G	1		13	Attached Garage	736	1.000	736
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PRCH		13	SLBC	252	1.000	252
5	M	PATO		13	Open Slab	405	1.000	405
6	U	^UL		13	Upper Level	1,032	1.000	1,032
Total Building Area						1,748		2,780



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	15,000	10,000