



# 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	660000755				<p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0091.JPG 3/24/2022</p>				
Parcel ID	000000-00-0-00453-003-0003								
Cadastral ID	01-22-15-02420								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	308338								
WADE, TANYA									
13195 S HICKORY ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	13195 S HICKORY ST								
Subdivision	LITTLE PONDEROSA EXT								
Lot/Block	0003 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	1 / 22 / 15 / 5								
Neighborhood	1085 - R-V04-NW SEQUOYAH								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.41750216 -95.65353655									
Building Permits									
LOT 3 BLOCK 3 LITTLE PONDEROSA EXT.									
Number	Description	Opened	Closed	Amount					
R4	R5 FOR IMPROVEMENTS	12/2003	12/2004						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2278/197	JPMORGAN CHASE BANK NA	10/05/2012	83,000	3					
2231/163	BRACKETT, JOHN E III	03/06/2012	0	10					
1700/268	POPE, TROY & ANDREA	07/29/2005	99,000	YES					
1422/480	CHISUM, FINIS LAVELL	11/12/2002	8,500	9					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	2013	Land Value	45,965	17,881	11%	1,967	Assessed	10,481	1,072.54
Year Frozen	0	Improvements	98,343	77,402		8,514	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	144,308	95,283		10,481	Total Taxable	9,481	984.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000755	WADE, TANYA	11	144,308	1000	9,176	953.00		
2024	2024-660000755	WADE, TANYA	11	193,920	1000	8,880	926.00		
2023	2023-660000755	WADE, TANYA	11	87,199	1000	8,592	914.00		
2022	2022-660000755	WADE, TANYA	11	87,199	1000	8,592	920.00		
2021	2021-660000755	WADE, TANYA	11	87,199	1000	8,592	888.00		
2020	2020-660000755	WADE, TANYA	11	87,199	1000	8,592	917.00		
2019	2019-660000755	WADE, TANYA	11	87,199	1000	8,592	904.00		
2018	2018-660000755	WADE, TANYA	11	87,199	1000	8,592	915.00		
2017	2017-660000755	WADE, TANYA	11	85,490	1000	8,404	873.00		
2016	2016-660000755	WADE, TANYA	11	83,000	1000	8,130	851.00		
2015	2015-660000755	WADE, TANYA	11	83,000	1000	8,130	858.00		
2014	2014-660000755	WADE, TANYA	11	83,000	0	9,130	949.00		
2013	2013-660000755	WADE, TANYA	11	83,000	0	9,130	933.00		



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Lot Data		Square-Foot - NBHD 1085 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	14,592.00 x 3.15 = 45,965				
Factor Value					
Adjustments	1.0000				
Lot Value	45,965				
<b>Residential Data</b>				<p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0091.JPG 3/24/2022</p>	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3 - Average			GRM Code	
Quality	2 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			<b>Multiple Regression</b>	
Exterior Wall	100% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,248 / 1,248			Adusted R 0.8445	
Style	100% One Story			Indicated Value 160,033 128.23 Per SqFt	
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	0			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables 1	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 17,350 Per SqFt	
Basement Area				<b>Value Reconciliation</b>	
Garage Type	520 Attached Garage - Unfinished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 98,343	
Year/Eff Age	2003 / 17			Lot Value 45,965	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 144,308 115.63 Per SqFt	
Base Cost	88.09	Total Misc Impr	+ 3,326	Agland Value	
Roofing Adj	+ 3.96	Garage Cost	+ 12,033	Site Improvements	
Subfloor Adj	+ 2.31	Total RCN	= 158,617	Total Value 144,308 115.63 Total Value Per SqFt	
Heat/Cool Adj	+ 10.30	Depreciation ( 38%)	- 60,274		
Plumbing Adj	+ 10.13	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 98,343		
Adj Base Cost	= 114.79	Lot Value	+ 45,965		
Total Area	x 1,248	Indicated Value	= 144,308		
Adjusted Cost	= 143,258	Value Per SqFt	115.63		

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	2246	20x8		160	20.79	3,326



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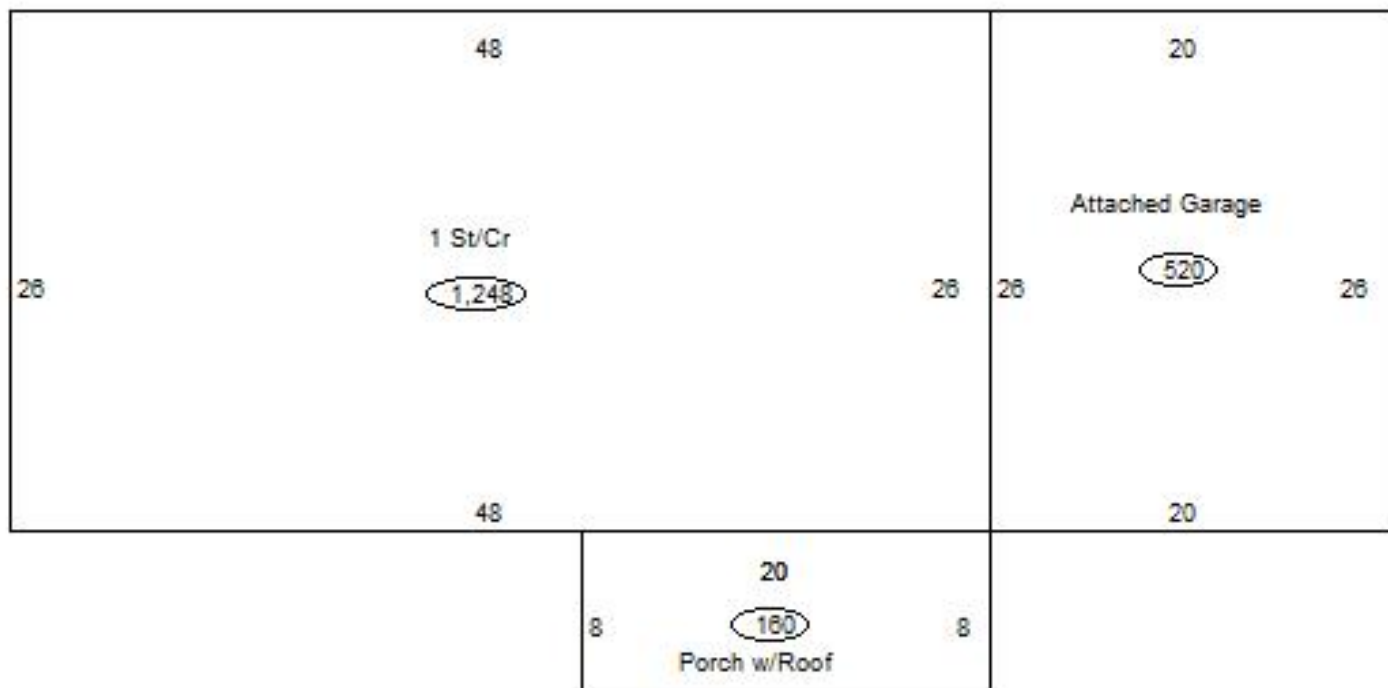
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Sketch Image

660000755



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,248	1.000	1,248
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	160	1.000	160
<b>Total Building Area</b>						1,248		1,248