



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:34
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Assessment Data					Primary Image																																																																																																																				
Account 660000756 Parcel ID 000000-00-0-00453-003-0004 Cadastral ID 01-22-15-02430 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 338190 CRADDOCK, GRACEANN K & NICHOLAS RYAN 13201 S HICKORY ST CLAREMORE OK 74017-0000 Parcel Location Situs 13201 S HICKORY ST Subdivision LITTLE PONDEROSA EXT Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>03/23/2022 13:59</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0092.JPG 3/24/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.41724793 -95.65379094 LOT 4 BLOCK 3 LITTLE PONDEROSA EXT.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4950	
Non-Ag Acres	0.3175	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,832.00 x 3.15 = 43,571	
Factor Value		
Adjustments	1.3592	
Lot Value	59,222	

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	1,240 / 1,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,240
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	360 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	134,972	108.85	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	160,000 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.62	Total Misc Impr	+	6,085			
Roofing Adj	+ 4.42	Garage Cost	+	10,800			
Subfloor Adj	+ -1.15	Total RCN	=	174,105			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	76,606			
Plumbing Adj	+ 7.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	97,499			
Adj Base Cost	= 126.79	Lot Value	+	59,222			
Total Area	x 1,240	Indicated Value	=	156,721			
Adjusted Cost	= 157,220	Value Per SqFt		126.39			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,499		
Lot Value	59,222		
Indicated Value	156,721	126.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	156,721	126.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2249	19x4		76	24.03		1,826
PRCH	SLAB PORCH - COVERED	2250	10x9		90	23.99		2,159
PATO	SLAB PORCH - OPEN	2251	18x12		216	9.72		2,100



Rogers

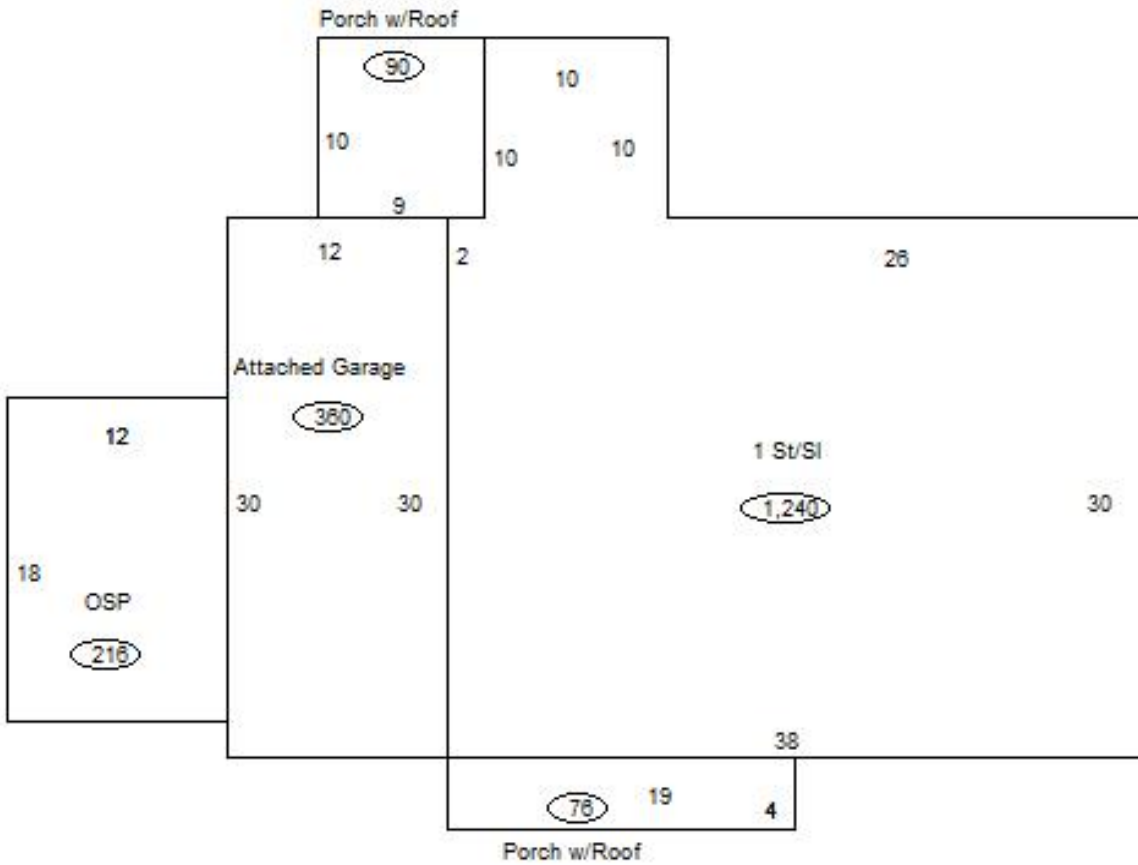
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Sketch Image

660000756



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,240	1.000	1,240
2	G	1		13	Attached Garage	360	1.000	360
3	M	PRCH		13	SLBC	76	1.000	76
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PATO		13	Open Slab	216	1.000	216
Total Building Area						1,240		1,240