



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:26:34  
 Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660000759 <b>Parcel ID</b> 000000-00-0-00453-003-0007 <b>Cadastral ID</b> 01-22-15-02460 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 273294 BRADSHAW, TYSON W & ROBIN N  13290 S SPRUCE LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13290 SPRUCE LN <b>Subdivision</b> LITTLE PONDEROSA EXT <b>Lot/Block</b> 0007 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 1085 - R-V04-NW SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>03/23/2022 13:58</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0086.JPG 3/24/2022</p>																																																																																																															
<b>Legal Description</b> Lot/Long: 36.41723604 -95.65333879 LOT 7 BLOCK 3 LITTLE PONDEROSA EXT.																																																																																																																				
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	4950		
Non-Ag Acres	0.3352		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	14,601.00 x 3.15 = 45,993		
Factor Value			
Adjustments	1.0000		
Lot Value	45,993		



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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	1,594 / 1,594
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	156,636 98.27 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	123,600 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	117,903
Lot Value	45,993
Indicated Value	163,896 102.82 Per SqFt
Agland Value	
Site Improvements	
Total Value	163,896 102.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.57	Total Misc Impr	+ 12,746
Roofing Adj	+ 4.46	Garage Cost	+ 12,507
Subfloor Adj	+ 1.15	Total RCN	= 231,182
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	- 113,279
Plumbing Adj	+ 6.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 117,903
Adj Base Cost	= 129.19	Lot Value	+ 45,993
Total Area	x 1,594	Indicated Value	= 163,896
Adjusted Cost	= 205,929	Value Per SqFt	102.82

### 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	2261	20x7		140	23.80		3,332
PRCH	SLAB PORCH - COVERED	2262	30x3		90	23.99		2,159
PRCH	SLAB PORCH - COVERED	2263	10x9		90	23.99		2,159



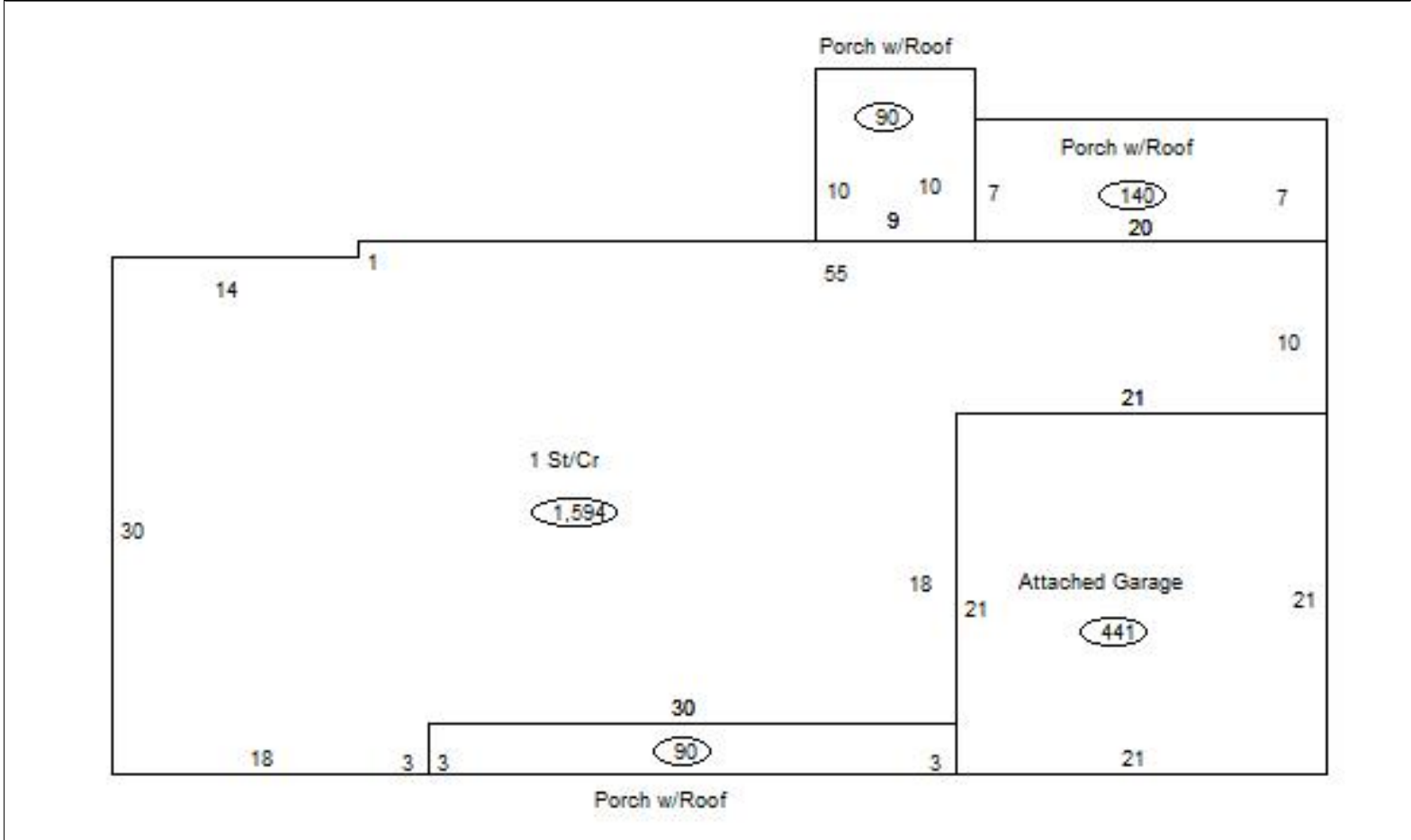
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Sketch Image

660000759



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,594	1.000	1,594
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PRCH		13	SLBC	90	1.000	90
<b>Total Building Area</b>						1,594		1,594