



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:40
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Assessment Data					Primary Image																																																																																																																				
Account 660000761 Parcel ID 000000-00-0-00453-003-0009 Cadastral ID 01-22-15-02480 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 338691 KUEHN, MATTHEW 13266 S SPRUCE LN CLAREMORE OK 74017-0000 Parcel Location Situs 13266 SPRUCE LN Subdivision LITTLE PONDEROSA EXT Lot/Block 0009 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	4950		
Non-Ag Acres	0.3631		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	15,817.00 x 3.15 = 49,824		
Factor Value			
Adjustments	1.1661		
Lot Value	58,101		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,782 / 2,054
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,782
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	1,176 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	308,235 150.07 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	240,500 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	174,671
Lot Value	58,101
Indicated Value	232,772 113.33 Per SqFt
Agland Value	
Site Improvements	
Total Value	232,772 113.33 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.43	Total Misc Impr	+ 9,896
Roofing Adj	+ 4.67	Garage Cost	+ 43,759
Subfloor Adj	+ -3.14	Total RCN	= 306,441
Heat/Cool Adj	+ 14.47	Depreciation (43%)	- 131,770
Plumbing Adj	+ 8.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 174,671
Adj Base Cost	= 123.07	Lot Value	+ 58,101
Total Area	x 2,054	Indicated Value	= 232,772
Adjusted Cost	= 252,786	Value Per SqFt	113.33

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	2266	17x7		119	29.13		3,466



Rogers

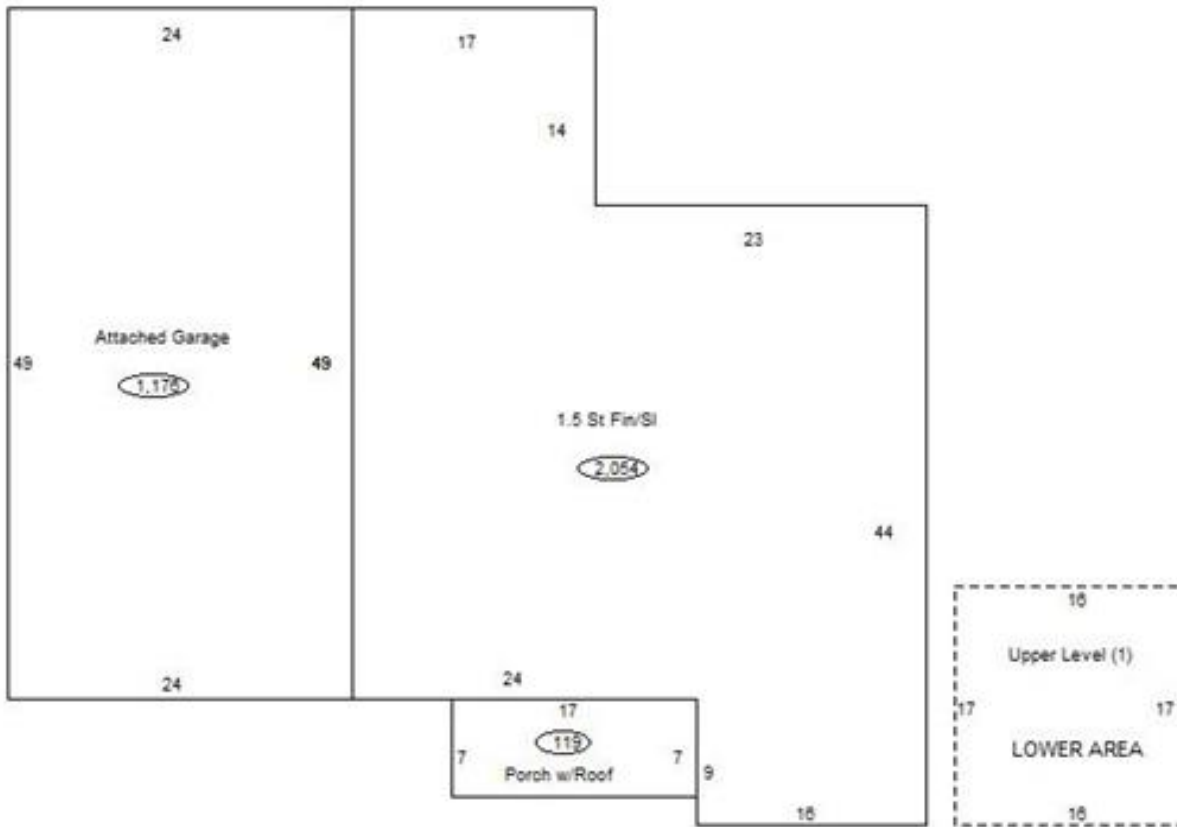
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Sketch Image

660000761



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	1,782	1.153	2,054
2	G	1		13	Attached Garage	1,176	1.000	1,176
3	M	PRCH		13	SLBC	119	1.000	119
4	U	^UL		13	Upper Level (1)	272	1.000	272
5	N	0		13	LOWER AREA		0.000	
Total Building Area						1,782		2,054