



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:23:42
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000762 Parcel ID 000000-00-0-00453-003-0010 Cadastral ID 01-22-15-02490 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 320161 HUMPHREYS, CHRISTOPHER D 13222 SPRUCE LN CLAREMORE OK 74017-0000 Parcel Location Situs 13222 SPRUCE LN Subdivision LITTLE PONDEROSA EXT Lot/Block 0010 / 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 Lot/Long: 36.41805041 -95.65328041																																																																																																																									
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Page 2

Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	4950		
Non-Ag Acres	0.3393		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,780.00 x 3.15 = 46,557		
Factor Value			
Adjustments	1.0000		
Lot Value	46,557		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	288 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	106,202	92.19	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	89.74	Total Misc Impr	+	3,352	
Roofing Adj	+ 4.07	Garage Cost	+	7,874	
Subfloor Adj	+ 2.37	Total RCN	=	142,174	
Heat/Cool Adj	+ 10.30	Depreciation (48%)	-	68,244	
Plumbing Adj	+ 7.19	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	73,930	
Adj Base Cost	= 113.67	Lot Value	+	46,557	
Total Area	x 1,152	Indicated Value	=	120,487	
Adjusted Cost	= 130,948	Value Per SqFt		104.59	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,930		
Lot Value	46,557		
Indicated Value	120,487	104.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	120,487	104.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2272	16x8		128	20.89		2,674
PRCH	SLAB PORCH - COVERED	2273	8x4		32	21.19		678



Rogers

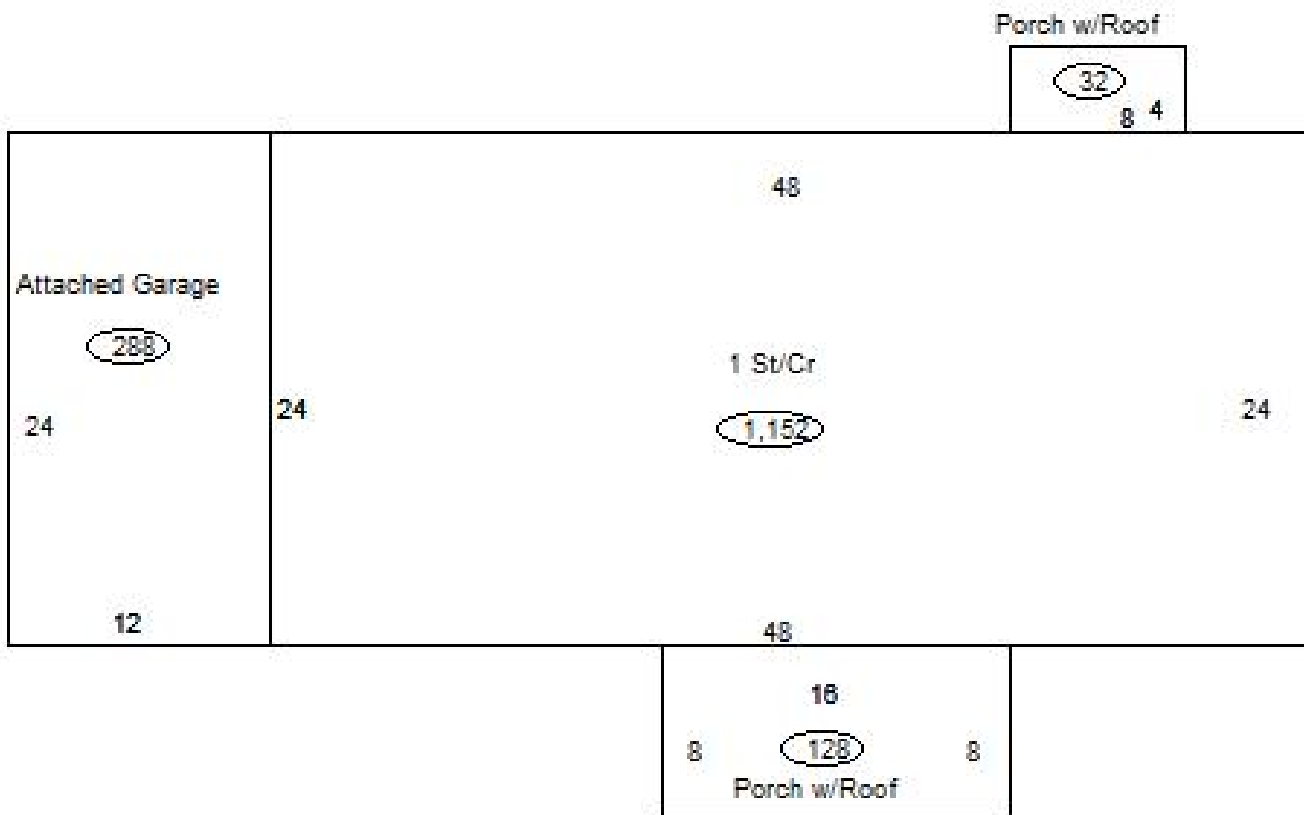
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Sketch Image

660000762



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,152	1.000	1,152
2	M	PRCH		13	SLBC	128	1.000	128
3	M	PRCH		13	SLBC	32	1.000	32
4	G	1		13	Attached Garage	288	1.000	288
Total Building Area						1,152		1,152