



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:46
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Assessment Data					Primary Image																																																																																																																				
Account 660000765 Parcel ID 000000-00-0-00453-004-0001 Cadastral ID 01-22-15-02520 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 310589 RALSTON, RHEA DAWN 13235 S SPRUCE LN CLAREMORE OK 74017-0000 Parcel Location Situs 13235 S SPRUCE LN Subdivision LITTLE PONDEROSA EXT Lot/Block 0001 / 0004 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: 36.41807671 -95.65281053																																																																																																																									
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4950	
Non-Ag Acres	0.458	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	19,949.00 x 3.15 = 62,839	<p>\\tsclient\T\TOMMY DUNLAP\New folder (408)\IMG_0003.JPG 11/27/2024</p>
Factor Value		
Adjustments	1.0000	
Lot Value	62,839	

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	1,184 / 1,184
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,184
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	95.07	Total Misc Impr	+ 8,039				
Roofing Adj	+ 4.29	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 150,522				
Heat/Cool Adj	+ 10.30	Depreciation (100%)	- 150,522				
Plumbing Adj	+ 10.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 120.34	Lot Value	+ 62,839				
Total Area	x 1,184	Indicated Value	= 62,839				
Adjusted Cost	= 142,483	Value Per SqFt	53.07				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	82,034	69.29	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	2		
Indicated Value	58,980		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	62,839		
Indicated Value	62,839	53.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	62,839	53.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	2279		45	45	21.15		952
PRCH	SLAB PORCH - COVERED	2280		120	120	20.92		2,510



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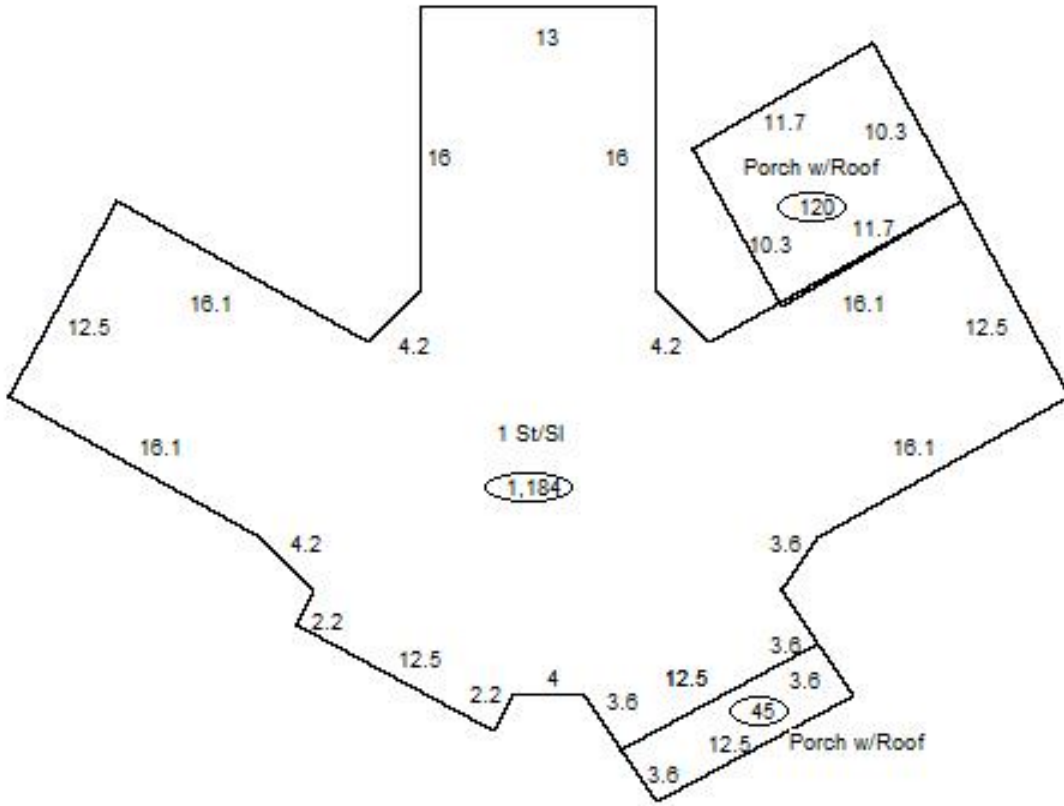
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Sketch Image

660000765



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,184	1.000	1,184
2	M	PRCH		13	SLBC	45	1.000	45
3	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,184		1,184



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						