



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:41:04
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000766 Parcel ID 000000-00-0-00453-004-0002 Cadastral ID 01-22-15-02530 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 300401 MYDLAND, JEREMIAH W 13255 S SPRUCE LN CLAREMORE OK 74017-0000 Parcel Location Situs 13255 SPRUCE LN Subdivision LITTLE PONDEROSA EXT Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0084.JPG 3/24/2022</p>																																																																																																																				
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 Page 2

Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4950	
Non-Ag Acres	0.3303	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,386.00 x 3.15 = 45,316	
Factor Value		
Adjustments	1.0000	
Lot Value	45,316	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,196 / 1,196
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	660 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	157,205	131.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	118,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.95	Total Misc Impr	+	10,821			
Roofing Adj	+ 4.46	Garage Cost	+	17,153			
Subfloor Adj	+ 1.16	Total RCN	=	173,587			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	78,114			
Plumbing Adj	+ 7.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	95,473			
Adj Base Cost	= 121.75	Lot Value	+	45,316			
Total Area	x 1,196	Indicated Value	=	140,789			
Adjusted Cost	= 145,613	Value Per SqFt		117.72			

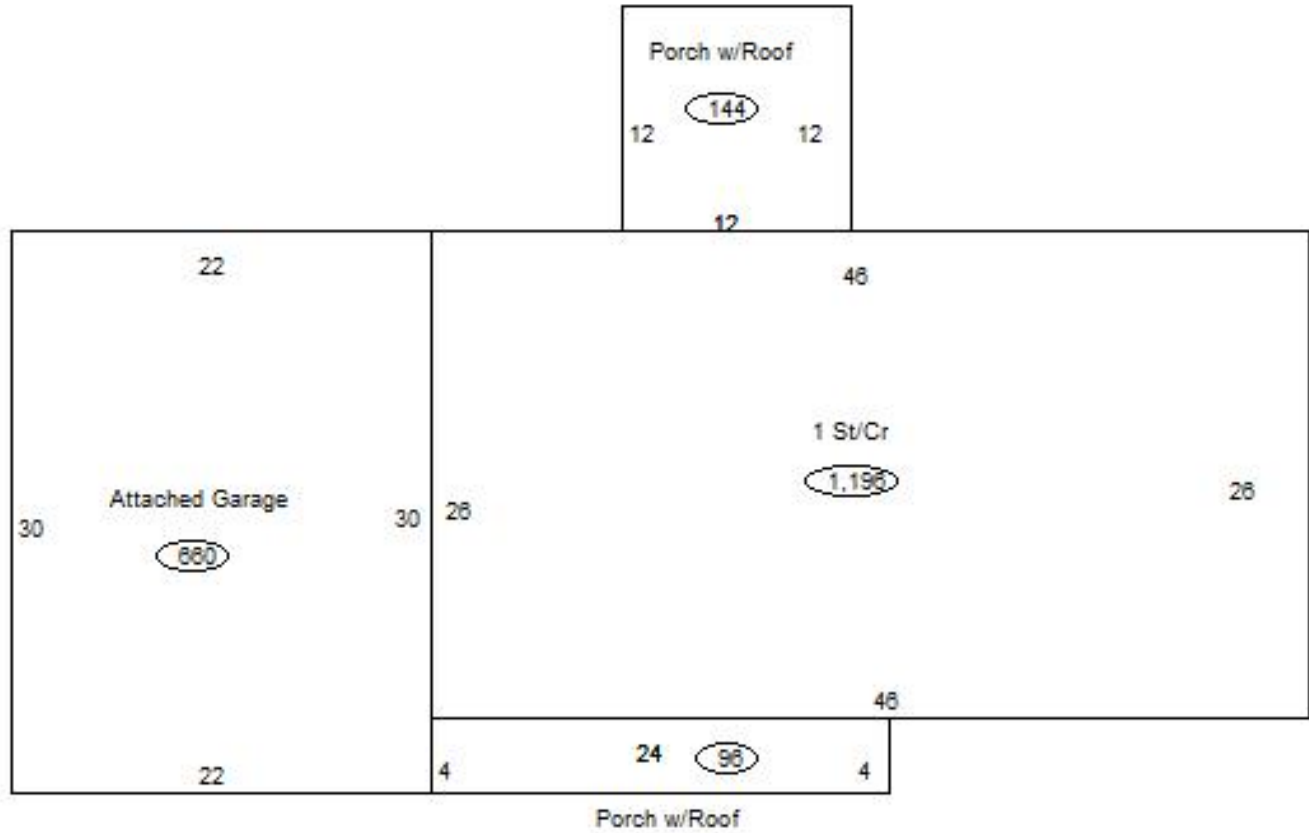
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,473		
Lot Value	45,316		
Indicated Value	140,789	117.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	140,789	117.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2283	24x4		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	2284	12x12		144	23.78		3,424



Sketch Image

660000766



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,196	1.000	1,196
2	G	1		13	Attached Garage	660	1.000	660
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,196		1,196