



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660000767 <b>Parcel ID</b> 000000-00-0-00453-004-0003 <b>Cadastral ID</b> 01-22-15-02540 <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> 240304 FOSTER, PHILLIP &  SHERRY 13285 S SPRUCE LN CLAREMORE OK 74017-0000																			
<b>Parcel Location</b> <b>Situs</b> 13285 S SPRUCE LN <b>Subdivision</b> LITTLE PONDEROSA EXT <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 2 - 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																			
<b>Legal Description</b> Lat/Long: 36.41743734 -95.65267271					<b>Building Permits</b>														
LOT 3 & 8 BLOCK 4 LITTLE PONDEROSA EXT.					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	937/481	MOCK, GARY W	10/28/1993	50,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	102.332	<b>Current Tax</b>										
Remove Cap	0		Land Value 45,650	31,228	11%	3,435	Assessed	14,172	1,450.24										
Year Frozen	2022		Improvements 142,693	97,611		10,737	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 188,343	128,839		14,172	Total Taxable	13,172	1,362.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660000767	FOSTER, PHILLIP &			11	184,296	1000	13,172	1,362.00										
2024	2024-660000767	FOSTER, PHILLIP &			11	194,862	1000	13,173	1,367.00										
2023	2023-660000767	FOSTER, PHILLIP &			11	152,065	1000	13,172	1,395.00										
2022	2022-660000767	FOSTER, PHILLIP &			11	150,627	1000	13,173	1,403.00										
2021	2021-660000767	FOSTER, PHILLIP &			11	110,853	1000	8,852	915.00										
2020	2020-660000767	FOSTER, PHILLIP &			11	109,055	1000	8,565	914.00										
2019	2019-660000767	FOSTER, PHILLIP &			11	106,046	1000	8,286	873.00										
2018	2018-660000767	FOSTER, PHILLIP &			11	110,352	1000	8,016	853.00										
2017	2017-660000767	FOSTER, PHILLIP &			11	109,405	1000	7,753	807.00										
2016	2016-660000767	FOSTER, PHILLIP &			11	106,583	1000	7,498	786.00										
2015	2015-660000767	FOSTER, PHILLIP &			11	104,416	1000	7,251	766.00										
2014	2014-660000767	FOSTER, PHILLIP &			11	105,256	1000	7,011	741.00										
2013	2013-660000767	FOSTER, PHILLIP &			11	99,139	1000	6,777	704.00										



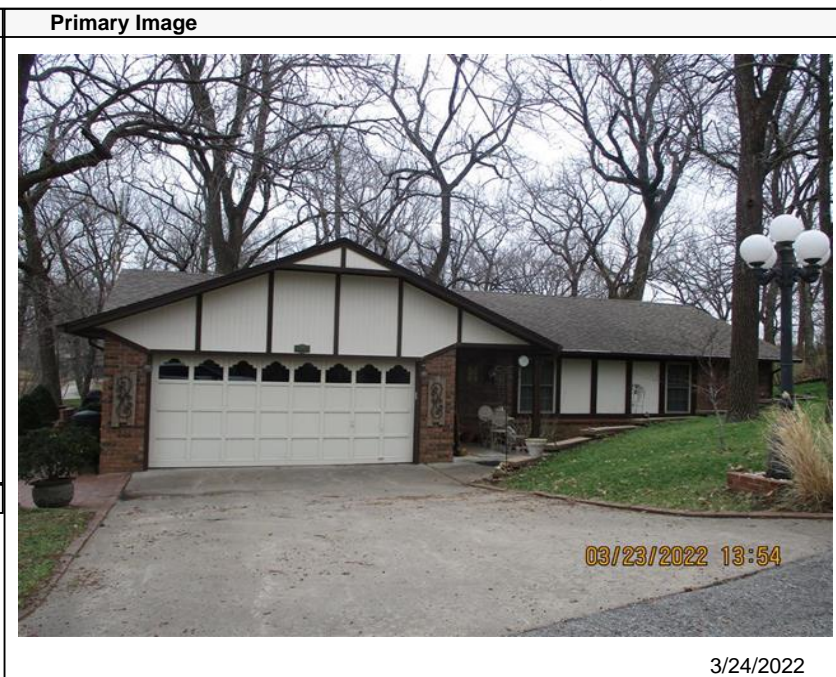
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count	0		
Units Buildable	9900		
Non-Ag Acres	0.3327		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	14,492.00 x 3.15 = 45,650		
Factor Value			
Adjustments	1.0000		
Lot Value	45,650		



3/24/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,182 / 1,182
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	428 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	179,231 151.63 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	49,320 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	105,837
Lot Value	45,650
Indicated Value	151,487 128.16 Per SqFt
Agland Value	
Site Improvements	36,856
Total Value	188,343 159.34 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.87	Total Misc Impr	+ 2,640
Roofing Adj	+ 4.68	Garage Cost	+ 12,258
Subfloor Adj	+ 1.23	Total RCN	= 179,385
Heat/Cool Adj	+ 11.47	Depreciation ( 41%)	- 73,548
Plumbing Adj	+ 11.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 105,837
Adj Base Cost	= 139.16	Lot Value	+ 45,650
Total Area	x 1,182	Indicated Value	= 151,487
Adjusted Cost	= 164,487	Value Per SqFt	128.16

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2287	9x6		54	24.10		1,301
PATO	SLAB PORCH - OPEN	2288	14x9		126	10.63		1,339



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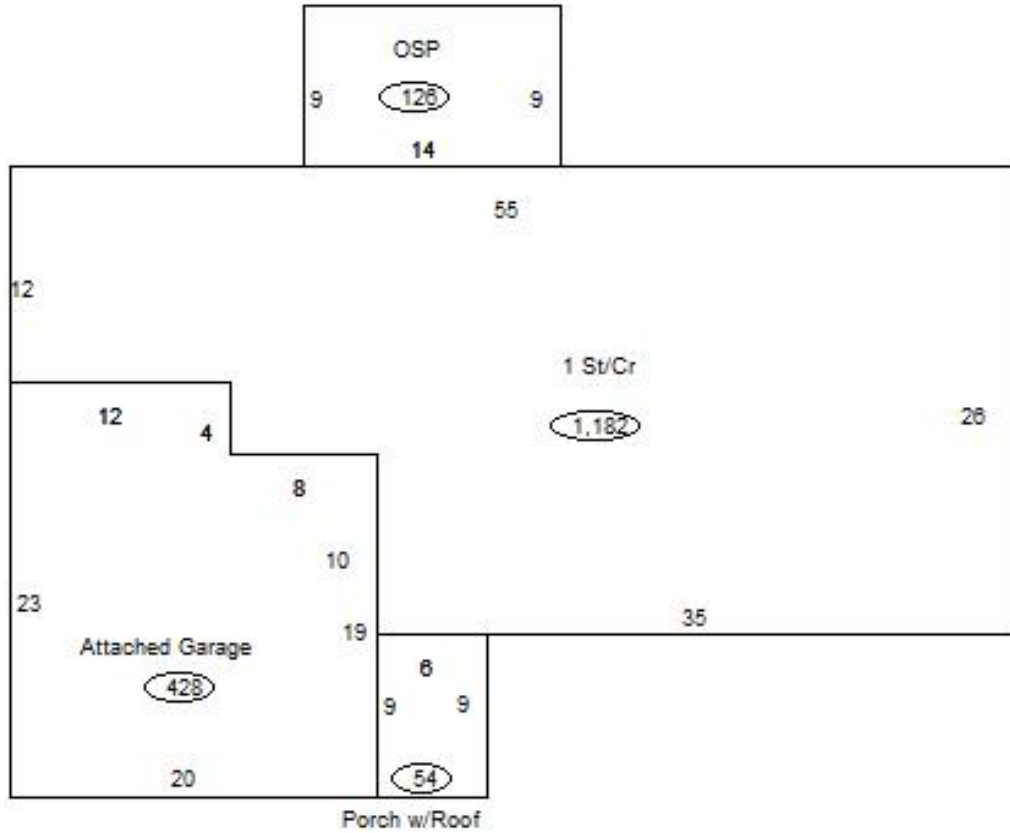
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,182	1.000	1,182
2	G	1		13	Attached Garage	428	1.000	428
3	M	PRCH		13	SLBC	54	1.000	54
4	M	PATO		13	Open Slab	126	1.000	126
<b>Total Building Area</b>						<b>1,182</b>		<b>1,182</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,353
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.24 x 1,353)		36,856		36,856		36,856