




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:56:14  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000780 <b>Parcel ID</b> 000000-00-0-00453-005-0008 <b>Cadastral ID</b> 01-22-15-02670 <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> 327914 DAVENPORT, HUNTER MAKENZIE & AVERY BREANN LUCAS  13244 S CEDAR ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13244 S CEDAR ST <b>Subdivision</b> LITTLE PONDEROSA EXT <b>Lot/Block</b> 0008 / 0005 <b>Parcel Size</b> 1 - 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					 <p>C:\Users\RLN\Pictures\2018-01-30 01-30-18\01-30-18 028.JPG 1/30/2018</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.41740546 -95.65113754 LOT 8 BLOCK 5 LITTLE PONDEROSA EXT.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	4950							
Non-Ag Acres	0.3732							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	16,257.00 x 3.15 = 51,210							
Factor Value								
Adjustments	1.0000							
Lot Value	51,210							
<b>Residential Data</b>				C:\Users\RLN\Pictures\2018-01-30 01-30-18\01-30-18 028.JPG 1/30/2018				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	2 - Fair			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test				
Base/Total Area	884 / 884			Adusted R 0.8445				
Style	100% One Story			Indicated Value 109,295 123.64 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	0			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables				
Bed/F/H Bath	3 / 1.0 /			Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	520 Attached Garage - Unfinished			Selected Approach Cost Approach				
Remodel				Improvements 68,233				
Year/Eff Age	1972 / 41			Lot Value 51,210				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 119,443 135.12 Per SqFt				
Base Cost	97.30	Total Misc Impr	+ 13,386	Agland Value				
Roofing Adj	+ 4.38	Garage Cost	+ 12,033	Site Improvements				
Subfloor Adj	+ 2.49	Total RCN	= 139,252	Total Value 119,443 135.12 Total Value Per SqFt				
Heat/Cool Adj	+ 10.30	Depreciation ( 51%)	- 71,019					
Plumbing Adj	+ 14.30	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 68,233					
Adj Base Cost	= 128.77	Lot Value	+ 51,210					
Total Area	x 884	Indicated Value	= 119,443					
Adjusted Cost	= 113,833	Value Per SqFt	135.12					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2322	34x6		204	20.65		4,213
EPSW	ENCLOSED PORCH - SOLID WALL	2323	14x12		168	54.60		9,173



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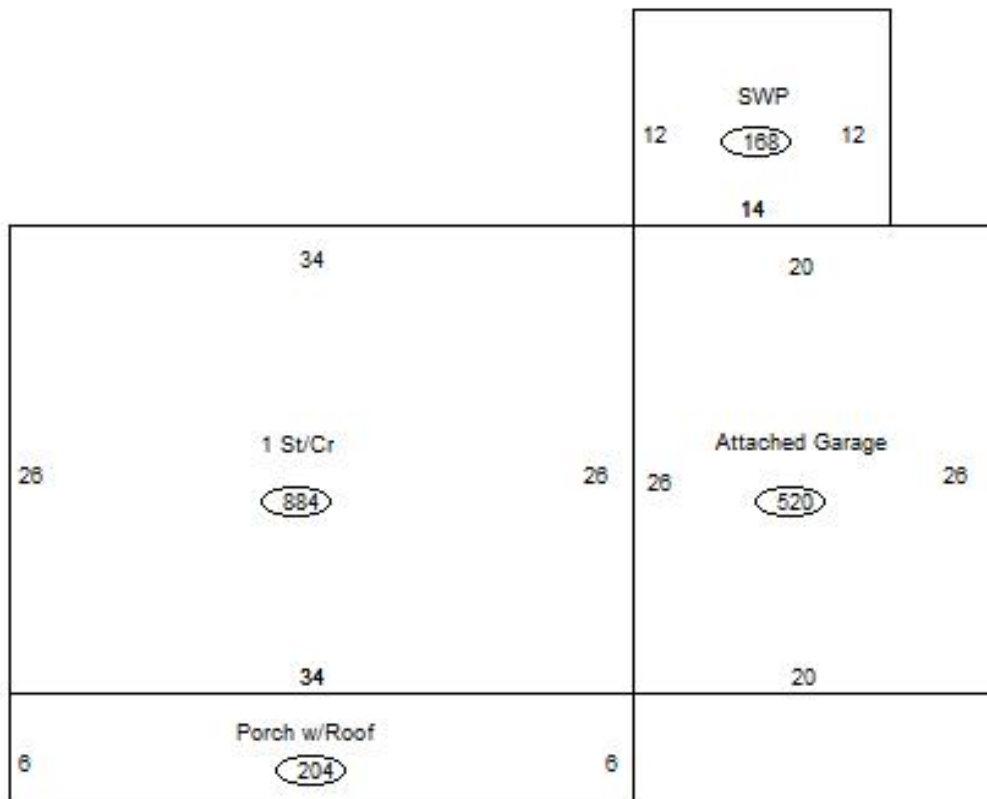
Date 04/18/2026

Time 07:56:14

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Sketch Image

660000780



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	884	1.000	884
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	204	1.000	204
4	M	EPSW		13	EPSW	168	1.000	168
<b>Total Building Area</b>						<b>884</b>		<b>884</b>