



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 04:05:32
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Assessment Data					Primary Image																																																										
Account 660000781 Parcel ID 000000-00-0-00453-005-0009 Cadastral ID 01-22-15-02680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 306771 TURNER, COREY R & TAMMY B 13222 S CEDAR ST CLAREMORE OK 74017-0000																																																															
Parcel Location Situs 13222 S CEDAR ST Subdivision LITTLE PONDEROSA EXT Lot/Block 0009 / 0005 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: 36.41769079 -95.65114232					Building Permits																																																										
LOT 9 BLOCK 5 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																																																											
Exemptions					Sale History																																																										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																						
					2239/30	SEC OF HUD	04/17/2012	0	1																																																						
					2190/687	GONZALES, CEDRIC E & LISA-A	08/11/2011	0	10																																																						
					1226/625	BROCKUS, JERRY WAYNE &	04/24/2000	61,500	Yes																																																						
					892/521	CUMMINGS, ROBERT C	08/28/1992	47,000	No																																																						
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>102.332</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value</td> <td>49,068</td> <td>18,666</td> <td>11%</td> <td>2,053</td> <td>Assessed</td> <td>8,721</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>77,090</td> <td>60,618</td> <td></td> <td>6,668</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>126,158</td> <td>79,284</td> <td></td> <td>8,721</td> <td>Total Taxable</td> <td>8,721</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>892.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	Remove Cap	2013	Land Value	49,068	18,666	11%	2,053	Assessed	8,721	Year Frozen	0	Improvements	77,090	60,618		6,668	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	TIF Project ID	0	Total Value	126,158	79,284		8,721	Total Taxable	8,721									892.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																								
2025	2025-660000781	TURNER, COREY R &	11	123,797	0	8,306	850.00																																																								
2024	2024-660000781	TURNER, COREY R &	11	128,932	0	7,910	813.00																																																								
2023	2023-660000781	TURNER, COREY R &	11	68,490	0	7,534	790.00																																																								
2022	2022-660000781	TURNER, COREY R &	11	69,768	0	7,674	809.00																																																								
2021	2021-660000781	TURNER, COREY R &	11	73,762	0	8,114	826.00																																																								
2020	2020-660000781	TURNER, COREY R &	11	73,710	0	8,108	852.00																																																								
2019	2019-660000781	TURNER, COREY R &	11	70,313	0	7,734	802.00																																																								
2018	2018-660000781	TURNER, COREY R &	11	77,837	0	8,562	897.00																																																								
2017	2017-660000781	TURNER, COREY R &	11	77,222	0	8,494	869.00																																																								
2016	2016-660000781	TURNER, COREY R &	11	75,345	0	8,288	853.00																																																								
2015	2015-660000781	TURNER, COREY R &	11	73,790	0	8,117	844.00																																																								
2014	2014-660000781	TURNER, COREY R &	11	76,345	0	8,398	874.00																																																								
2013	2013-660000781	TURNER, COREY R &	11	73,648	0	8,101	828.00																																																								



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size Lot Count Units Buildable 4950 Non-Ag Acres 0.3576 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,577.00 x 3.15 = 49,068 Factor Value Adjustments 1.0000 Lot Value 49,068		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,148 / 1,148
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	2 / 1.5 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

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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	125,826	109.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	1,880		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,090		
Lot Value	49,068		
Indicated Value	126,158	109.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	126,158	109.89	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.46	Total Misc Impr	+ 6,592				
Roofing Adj	+ 4.08	Garage Cost	+ 12,740				
Subfloor Adj	+ 2.37	Total RCN	= 151,834				
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 77,435				
Plumbing Adj	+ 7.21	Lump Sums	+ 2,691				
Basement Adj	+ 0.00	RCNLD	= 77,090				
Adj Base Cost	= 115.42	Lot Value	+ 49,068				
Total Area	x 1,148	Indicated Value	= 126,158				
Adjusted Cost	= 132,502	Value Per SqFt	109.89				

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	2326	16x6		96	20.99		2,015
WODO	WOOD DECK - OPEN	2327	16x12		192	20.02	30%	2,691



Rogers

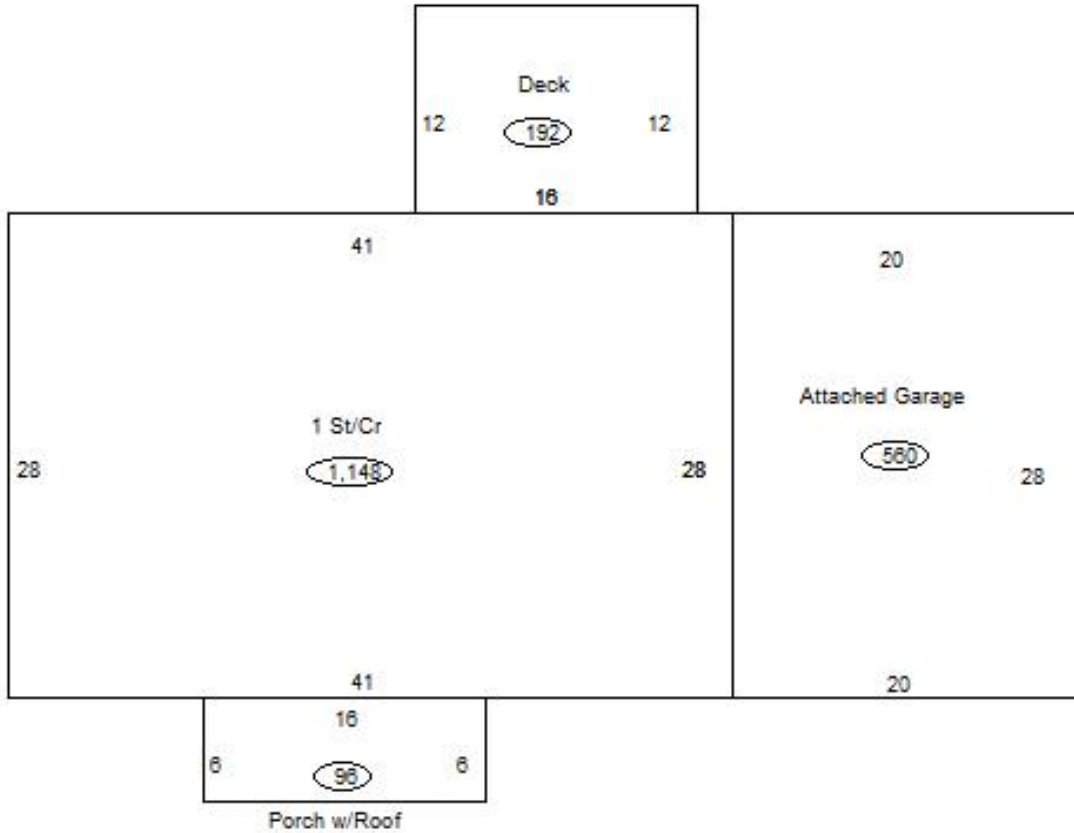
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Sketch Image

660000781



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,148	1.000	1,148
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	96	1.000	96
4	M	WODO		13	WODO	192	1.000	192
Total Building Area						1,148		1,148