



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:23:06
Page 1

Assessment Data					Primary Image																																																	
Account 660000782 Parcel ID 000000-00-0-00453-005-0010 Cadastral ID 01-22-15-02690 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 346870 BIAS, RANDY & TAMMY 13206 S CEDAR ST CLAREMORE OK 74017-0000 Parcel Location Situs 13206 S CEDAR ST Subdivision LITTLE PONDEROSA EXT Lot/Block 0010 / 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 Lat/Long: 36.41801902 -95.65120984																																																						
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>R6</td> <td>ROLL TO FULL VALUE FOR 2006</td> <td>04/2003</td> <td>10/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R6	ROLL TO FULL VALUE FOR 2006	04/2003	10/2005																																				
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Parcel Valuation																																																						
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax																																													
Remove Cap	2026	Land Value	97,251	97,251	11%	10,698	Assessed	27,062	2,769.30																																													
Year Frozen	0	Improvements	148,762	148,762		16,364	Penalty	0																																														
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00																																													
TIF Project ID	0	Total Value	246,013	246,013		27,062	Total Taxable	26,062	2,681.00																																													
Assessment History																																																						
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660000782	BIAS, RANDY & TAMMY			11	115,798	1000	6,778	708.00																																													
2024	2024-660000782	CLARK, ORRIN			11	120,844	1000	6,551	687.00																																													
2023	2023-660000782	CLARK, ORRIN			11	98,186	1000	6,331	678.00																																													
2022	2022-660000782	CLARK, ORRIN			11	99,402	1000	6,118	659.00																																													
2021	2021-660000782	CLARK, ORRIN			11	102,087	2000	4,911	527.00																																													
2020	2020-660000782	CLARK, ORRIN			11	101,614	1000	5,709	614.00																																													
2019	2019-660000782	CLARK, ORRIN			11	99,022	2000	4,514	496.00																																													
2018	2018-660000782	CLARK, ORRIN			11	104,819	1000	5,196	559.00																																													
2017	2017-660000782	CLARK, ORRIN			11	103,987	1000	5,016	527.00																																													
2016	2016-660000782	CLARK, ORRIN			11	101,507	1000	4,840	512.00																																													
2015	2015-660000782	CLARK, ORRIN			11	99,290	1000	4,671	498.00																																													
2014	2014-660000782	CLARK, ORRIN			11	101,621	1000	4,505	481.00																																													
2013	2013-660000782	CLARK, ORRIN			11	97,726	1000	4,345	455.00																																													



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Date 04/17/2026
 Time 07:23:07
 Page 2

Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.174 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,580.00 x 3.15 = 23,877 Factor Value Adjustments 4.0730 Lot Value 97,251		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	REVITALIZE -
Year/Eff Age	1967 / 15

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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	138,384	123.56	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.51	Total Misc Impr	+ 10,378				
Roofing Adj	+ 4.11	Garage Cost	+ 11,369				
Subfloor Adj	+ 2.41	Total RCN	= 154,691				
Heat/Cool Adj	+ 10.30	Depreciation (20%)	- 30,938				
Plumbing Adj	+ 8.37	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 123,753				
Adj Base Cost	= 118.70	Lot Value	+ 97,251				
Total Area	x 1,120	Indicated Value	= 221,004				
Adjusted Cost	= 132,944	Value Per SqFt	197.33				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,753		
Lot Value	97,251		
Indicated Value	221,004	197.33	Per SqFt
Agland Value			
Site Improvements	25,009		
Total Value	246,013	219.65	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	2330	16x16		256	22.66		5,801



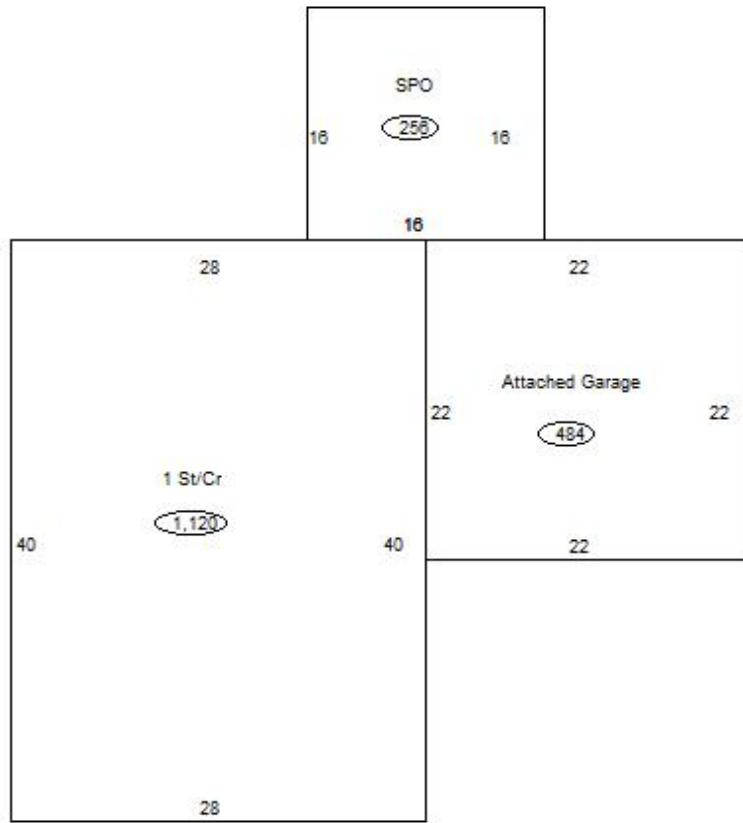
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 Page 3

Sketch Image

660000782



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,120	1.000	1,120
2	G	1		13	Attached Garage	484	1.000	484
3	M	EPKS		13	Screen Porch	256	1.000	256
Total Building Area						1,120		1,120



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Page 4

660000782

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	12x24x0			288
	Qual	2	Cond 3	Year	2018	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (4.26 x 288)		1,227		1,227	1,227
	UTIL	SHOP BUILDING	0x0x0			720
	Qual	2	Cond 3	Year	2006	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (31.28 x 720)		22,522		22,522	22,522
	CP	Carport Dirt	12x30x0			360
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (3.50 x 360)		1,260		1,260	1,260