



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:23:58  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000784 <b>Parcel ID</b> 000000-00-0-00453-006-0004 <b>Cadastral ID</b> 01-22-15-02710 <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> 329953 RODRIGUES, JOSH AARON  9942 E WILLOW ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09942 E WILLOW ST <b>Subdivision</b> LITTLE PONDEROSA EXT <b>Lot/Block</b> 0004 / 0006 <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: 36.41886303 -95.65178896																																																																																																																									
<b>Legal Description</b> LOTS 3 & 4 BLOCK 6 LITTLE PONDEROSA EXT.					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9900	
Non-Ag Acres	0.6075	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	26,461.00 x 3.15 = 83,352	
Factor Value		
Adjustments	1.0000	
Lot Value	83,352	

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	1,380 / 1,380
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	1,020 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	210,063	152.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	210,640 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.84	Total Misc Impr	+ 7,944				
Roofing Adj	+ 4.42	Garage Cost	+ 26,173				
Subfloor Adj	+ 1.15	Total RCN	= 199,124				
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 91,597				
Plumbing Adj	+ 6.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 107,527				
Adj Base Cost	= 119.57	Lot Value	+ 83,352				
Total Area	x 1,380	Indicated Value	= 190,879				
Adjusted Cost	= 165,007	Value Per SqFt	138.32				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,527		
Lot Value	83,352		
Indicated Value	190,879	138.32	Per SqFt
Agland Value			
Site Improvements	10,322		
Total Value	201,201	145.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2338	24x5		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	2339	18x12		216	23.51		5,078



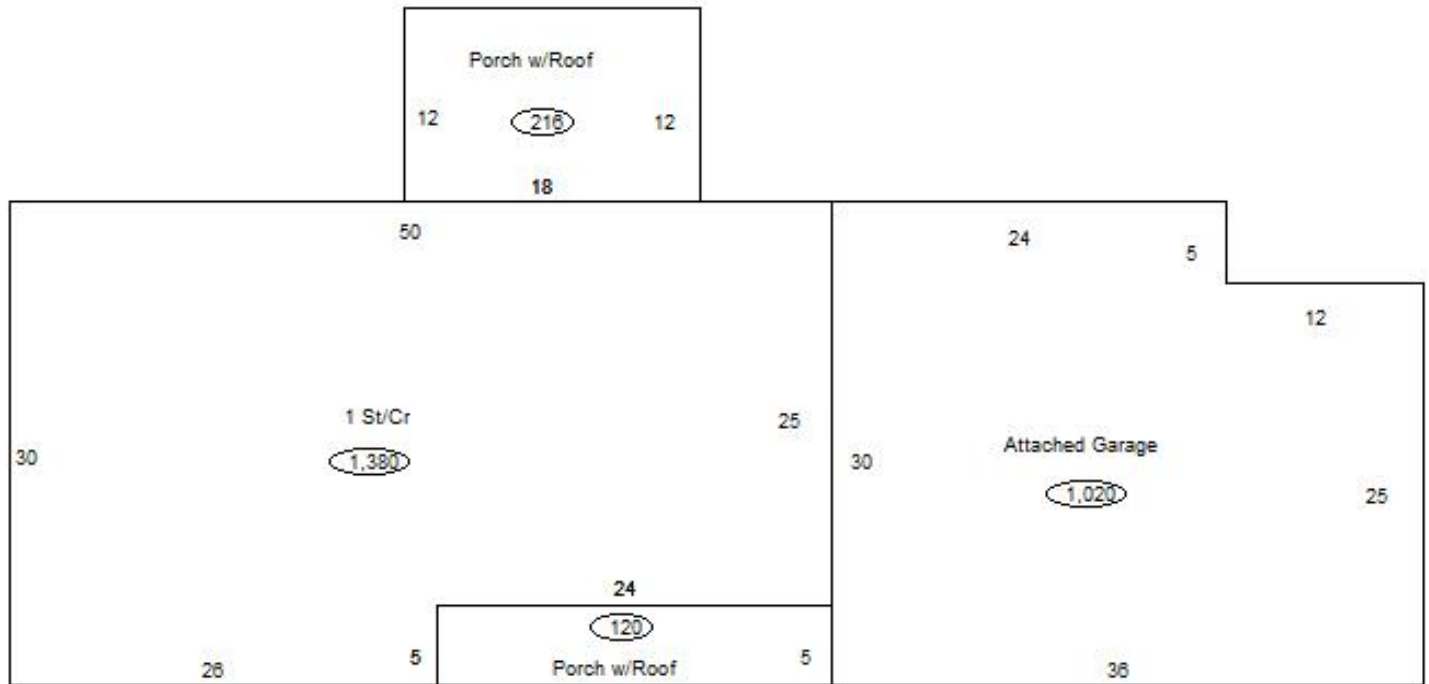
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Sketch Image

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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	1,380	1.000	1,380
2	G	1		13	Attached Garage	1,020	1.000	1,020
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	216	1.000	216
<b>Total Building Area</b>						1,380		1,380



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x22x0			440
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.28 x 440)	13,763	13,763	3,441	10,322