



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:51:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000796 Parcel ID 000000-00-0-00453-008-0001 Cadastral ID 01-22-15-02830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 306101 WEEKS, VALDA JEAN & JULIE ANNE YATES 13102 S CEDAR ST CLAREMORE OK 74017-0000 Parcel Location Situs 13102 S CEDAR ST Subdivision LITTLE PONDEROSA EXT Lot/Block 0001 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3424	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,913.00 x 3.15 = 46,976	
Factor Value		
Adjustments	1.0000	
Lot Value	46,976	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Stone
Base/Total Area	2,751 / 2,751
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47



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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	228,621	83.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	38,520		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,709		
Lot Value	46,976		
Indicated Value	205,685	74.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	205,685	74.77	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.79	Total Misc Impr	+	8,024			
Roofing Adj	+ 4.03	Garage Cost	+	14,325			
Subfloor Adj	+ 1.04	Total RCN	=	335,963			
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	181,420			
Plumbing Adj	+ 4.67	Lump Sums	+	4,166			
Basement Adj	+ 0.00	RCNLD	=	158,709			
Adj Base Cost	= 114.00	Lot Value	+	46,976			
Total Area	x 2,751	Indicated Value	=	205,685			
Adjusted Cost	= 313,614	Value Per SqFt		74.77			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2372	12x7		84	24.00		2,016
WODO	WOOD DECK - OPEN	2373	18x14		252	18.37	10%	4,166
PATO	SLAB PORCH - OPEN	2374	14x6		84	10.86		912



Rogers

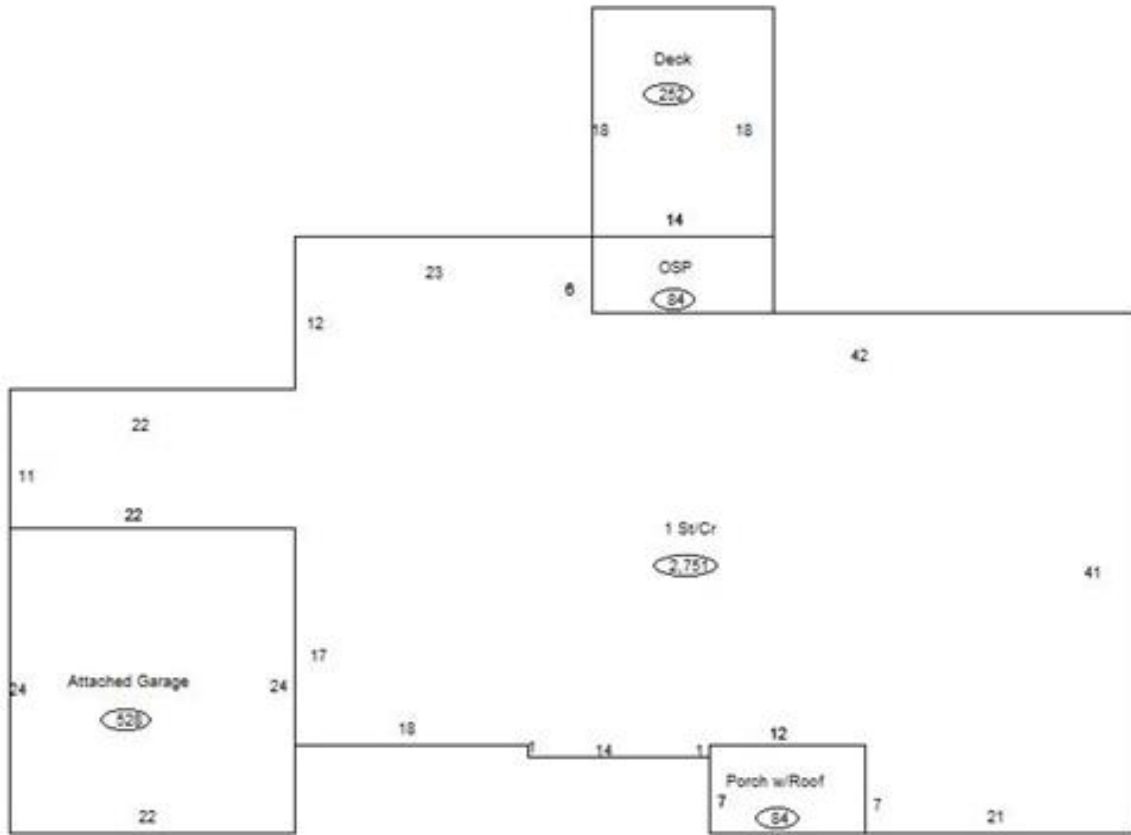
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Sketch Image

660000796



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,751	1.000	2,751
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	84	1.000	84
4	M	WODO		13	WODO	252	1.000	252
5	M	PATO		13	Open Slab	84	1.000	84
Total Building Area						2,751		2,751