



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:20:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000818 Parcel ID 000000-00-0-00807-002-0010 Cadastral ID 01-22-15-03070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 317998 MCCLURE, LEONDA L 8422 BRATTON RD TULSA OK 74126-0000 Parcel Location Situs 09600 E DOGWOOD ST Subdivision TACORA HILLS Lot/Block 0010 / 0002 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: 36.41926699 -95.65792463																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2113		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,206.00 x 3.15 = 28,999		
Factor Value			
Adjustments	1.0000		
Lot Value	28,999		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	592 / 592
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	28,019 47.33 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	34,264
Lot Value	28,999
Indicated Value	63,263 106.86 Per SqFt
Agland Value	
Site Improvements	
Total Value	63,263 106.86 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.34	Total Misc Impr	+ 5,822				
Roofing Adj	+ 4.46	Garage Cost	+ 0				
Subfloor Adj	+ 2.82	Total RCN	= 69,841				
Heat/Cool Adj	+ 0.73	Depreciation (55%)	- 38,413				
Plumbing Adj	+ 7.79	Lump Sums	+ 2,836				
Basement Adj	+ 0.00	RCNLD	= 34,264				
Adj Base Cost	= 108.14	Lot Value	+ 28,999				
Total Area	x 592	Indicated Value	= 63,263				
Adjusted Cost	= 64,019	Value Per SqFt	106.86				

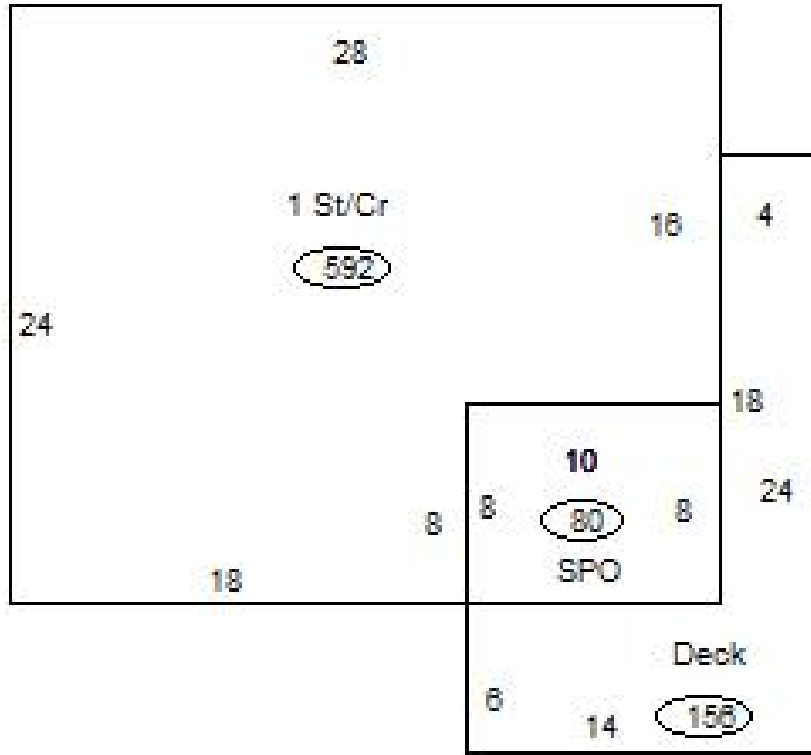
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,211.55		4,212
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	2419	10x8		80	20.12		1,610
WODO	WOOD DECK - OPEN	2420	156		156	19.34	6%	2,836



Sketch Image

660000818



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	592	1.000	592
2	M	EPKS		13	Screen Porch	80	1.000	80
3	M	WODO		13	WODO	156	1.000	156
Total Building Area						592		592