



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:28:03
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Assessment Data					Primary Image																																																																																																																				
Account 660000828 Parcel ID 000000-00-0-00807-002-0020 Cadastral ID 01-22-15-03160 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 321708 SHELDON, WYATT A & ABBY N 13142 S REDBUD ST CLAREMORE OK 74017-0000 Parcel Location Situs 13142 S REDBUD ST Subdivision TACORA HILLS Lot/Block 0020 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>C:\Users\RLN\Pictures\2018-01-31 01-31-18\01-31-18 017.JPG 1/31/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.41818406 -95.65879477 LOTS 18 & 20 BLOCK 2 TACORA HILLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.5135							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	22,367.00 x 3.15 = 70,456			C:\Users\RLN\Pictures\2018-01-31 01-31-18\01-31-18 017.JPG 1/31/2018				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	70,456			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	2 - Fair			Adusted R 0.8445				
Architecture				Indicated Value 68,660 65.02 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	1,056 / 1,056			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables				
HVAC	100% Forced Air Furnace			Indicated Value				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	0			Selected Approach Cost Approach				
Fixture/RghIn	4 /			Improvements 54,060				
Bed/F/H Bath	3 / 1.0 /			Lot Value 70,456				
Basement Area				Indicated Value 124,516 117.91 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements 1,680				
Year/Eff Age	1967 / 44			Total Value 126,196 119.50 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	92.88	Total Misc Impr	+ 2,175					
Roofing Adj	+ 4.17	Garage Cost	+ 0					
Subfloor Adj	+ 2.43	Total RCN	= 117,522					
Heat/Cool Adj	+ 5.00	Depreciation (54%)	- 63,462					
Plumbing Adj	+ 4.75	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 54,060					
Adj Base Cost	= 109.23	Lot Value	+ 70,456					
Total Area	x 1,056	Indicated Value	= 124,516					
Adjusted Cost	= 115,347	Value Per SqFt	117.91					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	2429	18x14		252	8.63		2,175



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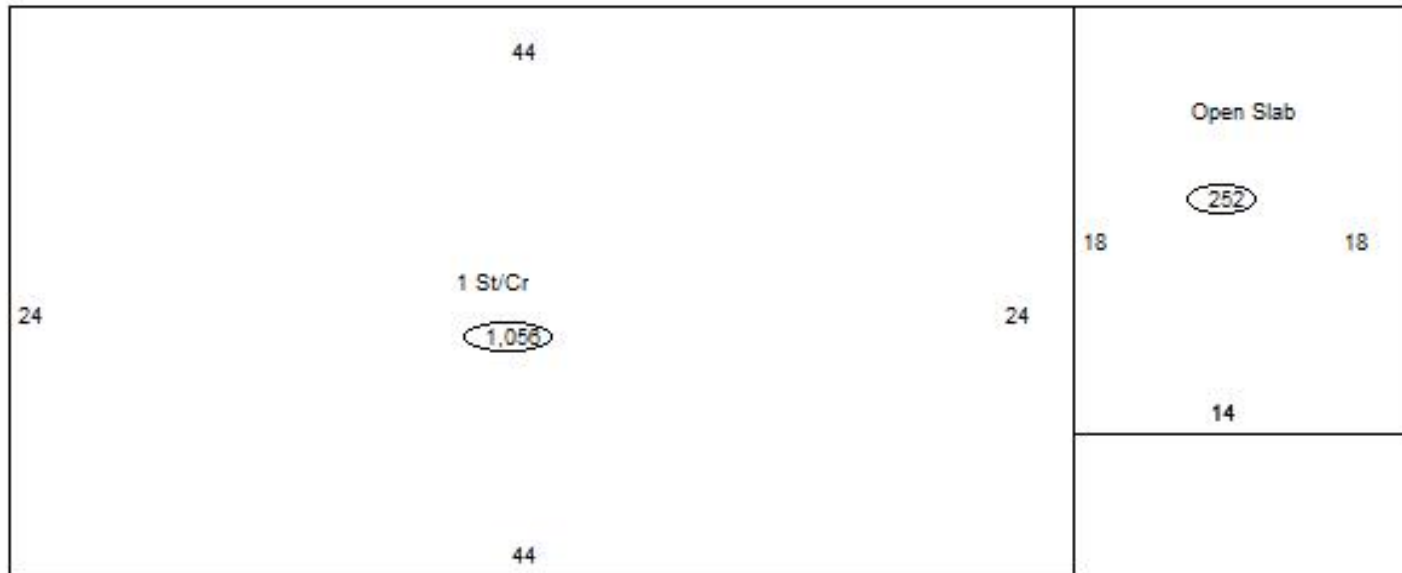
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Sketch Image

660000828



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,056	1.000	1,056
2	M	PATO		10	Open Slab	252	1.000	252
Total Building Area						1,056		1,056



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	16x30x0			480
	Qual	2	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 480)	1,680		1,680	1,680