



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000856 <b>Parcel ID</b> 000000-00-0-00807-004-0016 <b>Cadastral ID</b> 01-22-15-03460 <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> 299499 SHERRILL, JANIE LYNN &  PHYLLIS M FROMAN 13205 S DOGWOOD ST CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 13205 S DOGWOOD ST <b>Subdivision</b> TACORA HILLS <b>Lot/Block</b> 0016 / 0004 <b>Parcel Size</b> 1 - 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: 36.41766052 -95.65560728 LOTS 14, 15, & 16 BLOCK 4 TACORA HILLS					<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
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 3 <b>Non-Ag Acres</b> 0.5265 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 22,936.00 x 3.15 = 72,248 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,248		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	70% Frame, Siding, Wood 30% Veneer, Masonry
<b>Base/Total Area</b>	1,288 / 1,288
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	280 Total
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1969 / 43

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression		
<b>MRA Code</b>	1 Test	
<b>Adjusted R</b>	0.8445	
<b>Indicated Value</b>	80,057	62.16 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	76,715		
<b>Lot Value</b>	72,248		
<b>Indicated Value</b>	148,963	115.65	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	148,963	115.65	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	89.73	<b>Total Misc Impr</b>	+ 3,731				
<b>Roofing Adj</b>	+ 3.93	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	= 154,968				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 53%)</b>	- 82,133				
<b>Plumbing Adj</b>	+ 3.89	<b>Lump Sums</b>	+ 3,880				
<b>Basement Adj</b>	+ 7.26	<b>RCNLD</b>	= 76,715				
<b>Adj Base Cost</b>	= 117.42	<b>Lot Value</b>	+ 72,248				
<b>Total Area</b>	x 1,288	<b>Indicated Value</b>	= 148,963				
<b>Adjusted Cost</b>	= 151,237	<b>Value Per SqFt</b>	115.65				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	2466	20x11		220	18.76	6%	3,880
PRCH	SLAB PORCH - COVERED	2468	20x9		180	20.73		3,731



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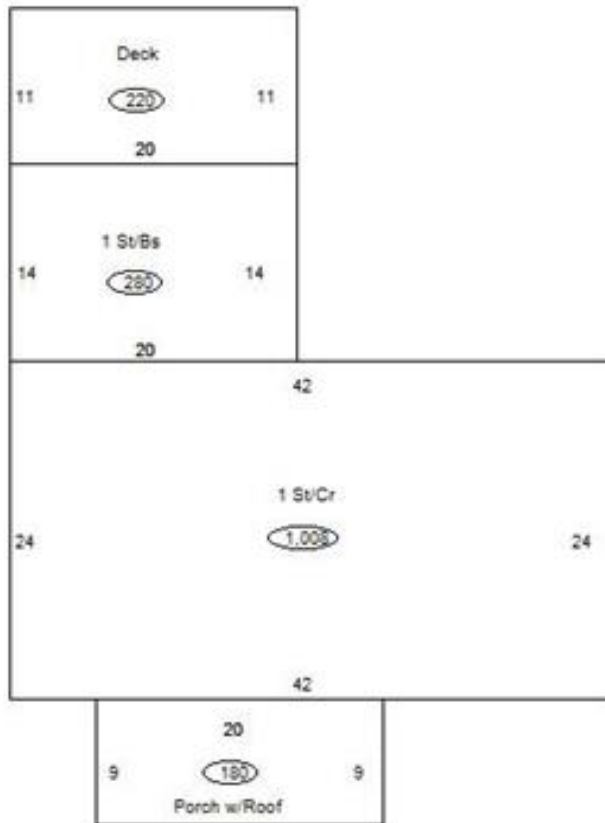
Date 04/18/2026

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### Sketch Image

660000856



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,008	1.000	1,008
2	M	WODO		13	WODO	220	1.000	220
3	R	1	Basement	13	1 St/Bs	280	1.000	280
4	M	PRCH		13	SLBC	180	1.000	180
<b>Total Building Area</b>						1,288		1,288



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						