



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:31:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000901 Parcel ID 000000-00-0-00807-008-0003 Cadastral ID 01-22-15-03910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 334751 MCCOY, CHEYENNA 13133 S REDBUD ST CLAREMORE OK 74017-0000 Parcel Location Situs 13133 S REDBUD ST Subdivision TACORA HILLS Lot/Block 0003 / 0008 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: 36.41809576 -95.65812444 LOT 3 BLOCK 8 TACORA HILLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2171		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	9,455.00 x 3.15 = 29,783		
Factor Value			
Adjustments	1.0000		
Lot Value	29,783		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,008
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	76,200	75.60	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.26	Total Misc Impr	+ 5,442				
Roofing Adj	+ 4.21	Garage Cost	+ 5,442				
Subfloor Adj	+ 0.00	Total RCN	= 120,092				
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 55,242				
Plumbing Adj	+ 4.97	Lump Sums	+ 1,565				
Basement Adj	+ 0.00	RCNLD	= 66,415				
Adj Base Cost	= 113.74	Lot Value	+ 29,783				
Total Area	x 1,008	Indicated Value	= 96,198				
Adjusted Cost	= 114,650	Value Per SqFt	95.43				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,415		
Lot Value	29,783		
Indicated Value	96,198	95.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	96,198	95.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2599	19x14		266	20.46		5,442
WODO	WOOD DECK - OPEN	2600	14x10		140	22.36	50%	1,565



Rogers

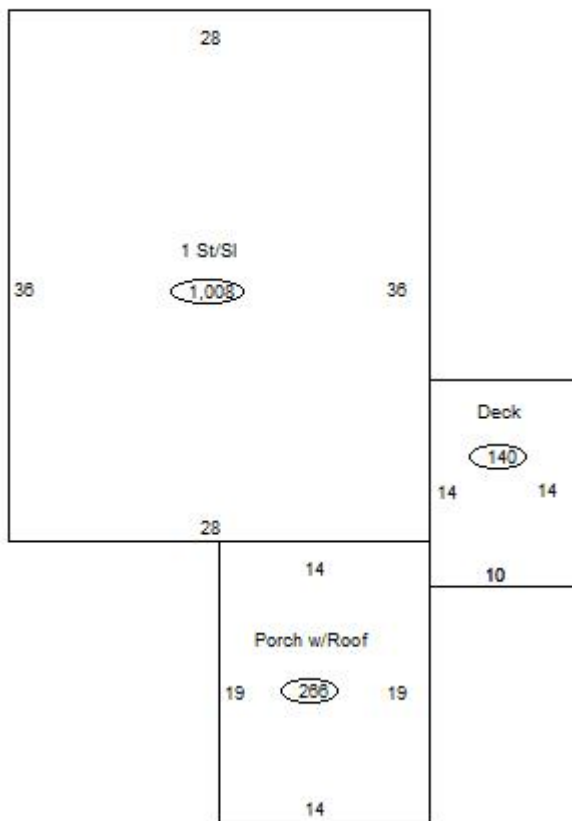
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Sketch Image

660000901



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,008	1.000	1,008
2	M	PRCH		13	SLBC	266	1.000	266
3	M	WODO		13	WODO	140	1.000	140
Total Building Area						1,008		1,008