



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:22:43  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000914 <b>Parcel ID</b> 000000-00-0-00807-009-0005 <b>Cadastral ID</b> 01-22-15-04050 <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> 342104 SELLERS, TOMMY LEE SR REVOCABLE LIVING TRUST  13172 S REDBUD ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13172 S REDBUD ST <b>Subdivision</b> TACORA HILLS <b>Lot/Block</b> 0005 / 0009 <b>Parcel Size</b> 3 - 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: 36.41754637 -95.65873487 LOTS 4, 5, & 6 BLOCK 9 TACORA HILLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1
Lot Size		
Lot Count	3	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	29,508.00 x 3.15 = 92,950	
Factor Value		
Adjustments	1.0000	
Lot Value	92,950	



\\tsclient\T\TOMMY DUNLAP\New folder (33)\IMG\_0002.JPG 3/25/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,525 / 1,525
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	220,799 144.79 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	161,418
Lot Value	92,950
Indicated Value	254,368 166.80 Per SqFt
Agland Value	
Site Improvements	41,709
Total Value	296,077 194.15 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.54	Total Misc Impr	+ 4,056
Roofing Adj	+ 4.49	Garage Cost	+ 13,345
Subfloor Adj	+ 1.15	Total RCN	= 220,043
Heat/Cool Adj	+ 11.47	Depreciation ( 30%)	- 66,013
Plumbing Adj	+ 9.23	Lump Sums	+ 7,388
Basement Adj	+ 0.00	RCNLD	= 161,418
Adj Base Cost	= 132.88	Lot Value	+ 92,950
Total Area	x 1,525	Indicated Value	= 254,368
Adjusted Cost	= 202,642	Value Per SqFt	166.80

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
PRCH	SLAB PORCH - COVERED	2641	21x4		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	2642	17x5		85	24.00		2,040
WODO	WOOD DECK - OPEN	2643	490		490	16.04	6%	7,388



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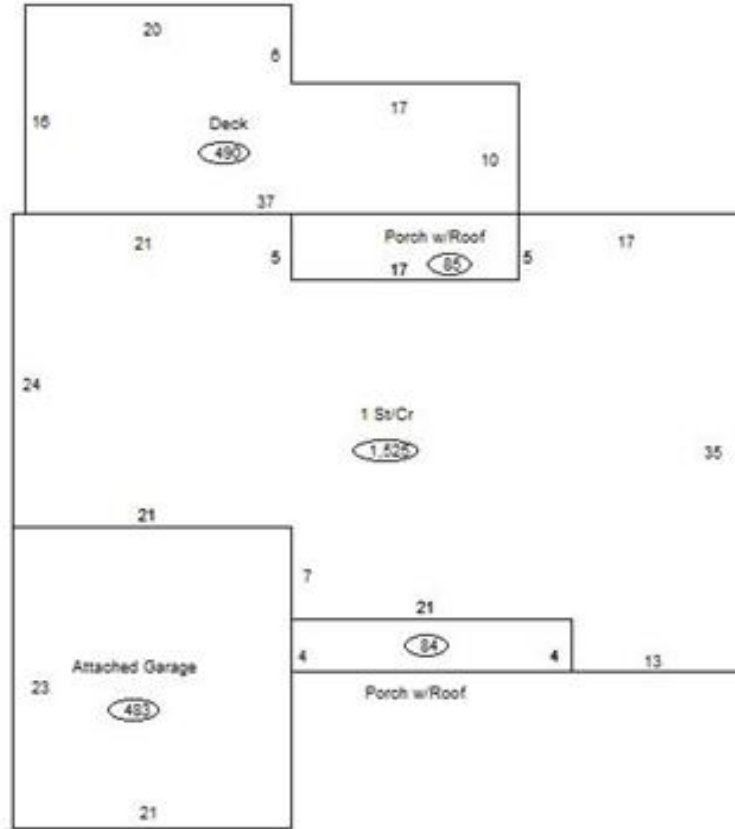
Date 04/17/2026

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### Sketch Image

660000914



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,525	1.000	1,525
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	85	1.000	85
5	M	WODO		13	WODO	490	1.000	490
<b>Total Building Area</b>						1,525		1,525



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x40x10	Concrete	Formed Metal	960
	Qual	4	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (36.94 x 960)		35,462	35,462	355	35,107
	PATC	Patio - Covered	20x24x8	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.48 x 480)		6,950	6,950	348	6,602
	CP	Carport Dirt	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 (3.50 x )					