



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660002315 <b>Parcel ID</b> 21N16E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-21-16-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 312834 TEEHEE, CHARLOTTE A  13712 E 470 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13712 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.51 - Acres <b>Sec/Twn/Rng</b> 3 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33563880 -95.58358750 N 490' W 165' LOT 1 & N 490' E 325' LOT 2																																																																																																																				
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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>R20 000147</td> <td>R21- NEW 60X40 DTCH ACC BLDG</td> <td>05/2020</td> <td>01/2021</td> <td>31,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000147	R21- NEW 60X40 DTCH ACC BLDG	05/2020	01/2021	31,500																																																																																							
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 6.2514 <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> 272,312.00 x .35 = 94,538 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 94,538		

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>	100% Veneer, Stone
<b>Base/Total Area</b>	2,128 / 2,128
<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>	2,128
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	792 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1952 / 56

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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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	250,799	117.86	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	97.68	<b>Total Misc Impr</b>	+	8,722	
<b>Roofing Adj</b>	+ 3.77	<b>Garage Cost</b>	+	17,274	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	273,163	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 64%)</b>	-	174,824	
<b>Plumbing Adj</b>	+ 4.40	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	98,339	
<b>Adj Base Cost</b>	= 116.15	<b>Lot Value</b>	+	94,538	
<b>Total Area</b>	x 2,128	<b>Indicated Value</b>	=	192,877	
<b>Adjusted Cost</b>	= 247,167	<b>Value Per SqFt</b>		90.64	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	98,339		
<b>Lot Value</b>	94,538		
<b>Indicated Value</b>	192,877	90.64	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	72,292		
<b>Total Value</b>	265,169	124.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	6126	12x6		72	21.07		1,517
PATO	SLAB PORCH - OPEN	6127	336		336	7.82		2,628



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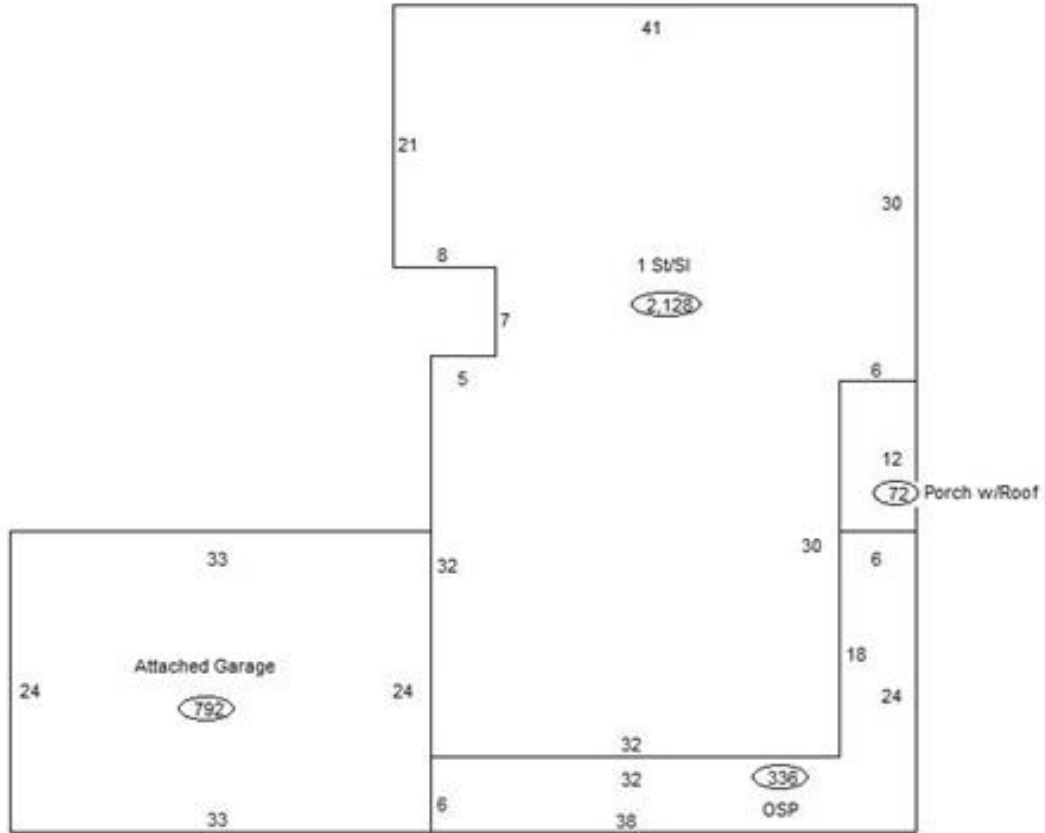
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,128	1.000	2,128
2	G	1		13	Attached Garage	792	1.000	792
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PATO		13	Open Slab	336	1.000	336
<b>Total Building Area</b>						2,128		2,128



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x40x0			2,400
	Qual	Cond	Year	2020	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.37 x 2,400)		68,088		68,088	68,088
	LT	LEAN-TO	60x12x0			720
	Qual	Cond	Year	2020	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 720)		2,102		2,102	2,102
	LT	LEAN-TO	60x12x0			720
	Qual	Cond	Year	2020	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 720)		2,102		2,102	2,102