



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 12:04:20  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002481 <b>Parcel ID</b> 22N16E-03-3-00000-000-0000 <b>Cadastral ID</b> 03-22-16-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 333348 DENNISON, MARK RAY & DANA  13025 E 420 RD CLAREMORE OK 74017-1222  <b>Parcel Location</b> <b>Situs</b> 13025 E 420 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 140 - Acres <b>Sec/Twn/Rng</b> 3 / 22 / 16 / 3 <b>Neighborhood</b> 6040 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-10-4\IMG_0009.JPG 10/4/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.41220989 -95.59202247 S2 SW & E2 NW SW & NE SW																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		\\tsclient\T\ROB STUFF\2023-10-4\IMG_0009.JPG 10/4/2023
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Veneer, Stone
Base/Total Area	4,103 / 4,103
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,103
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 2.0
Basement Area	
Garage Type	972 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

Cost Approach		Manual : 01/2025	
Base Cost	102.24	Total Misc Impr	+ 31,516
Roofing Adj	+ 4.83	Garage Cost	+ 45,334
Subfloor Adj	+ -3.11	Total RCN	= 586,648
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	- 11,733
Plumbing Adj	+ 5.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 574,915
Adj Base Cost	= 124.25	Lot Value	+ 574,915
Total Area	x 4,103	Indicated Value	= 574,915
Adjusted Cost	= 509,798	Value Per SqFt	140.12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	574,915		
Lot Value			
Indicated Value	574,915	140.12	Per SqFt
Agland Value	3,377		
Site Improvements	146,166		
Total Value	724,458	176.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158287	6x4		24	29.45		707
PRCH	Slab Porch - Covered	158288	214		214	28.75		6,153
PRCH	Slab Porch - Covered	158289	39x17		663	27.49		18,226
FPR1	Fireplace - Residential 1 Story			1 2023	1	6,429.63		6,430



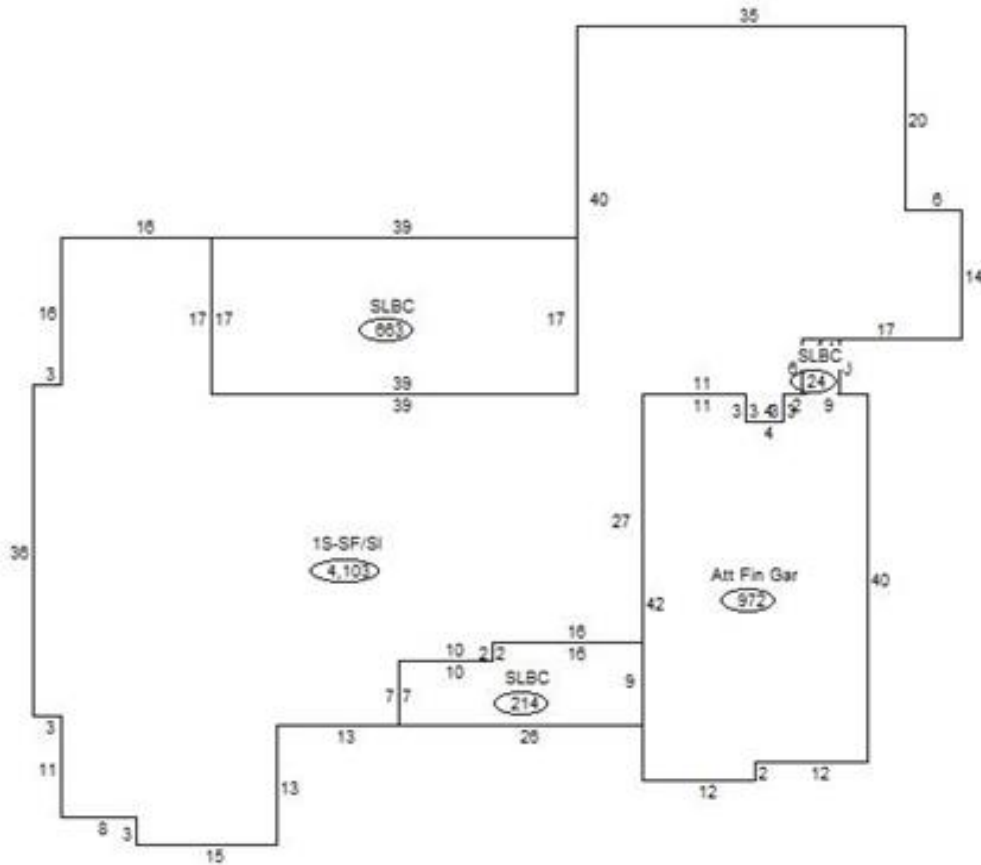
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	4,103	1.000	4,103
2	G	5		20	Att Fin Gar	972	1.000	972
3	M	PRCH		20	SLBC	24	1.000	24
4	M	PRCH		20	SLBC	214	1.000	214
5	M	PRCH		20	SLBC	663	1.000	663
<b>Total Building Area</b>						<b>4,103</b>		<b>4,103</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	SWIM-GUNITE	34x16x0	Reinforced-Concrete		544	
	Qual	6	Cond 6	Year 2024	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 (68.17 x 544)		37,084	37,084	1,854	35,230	
	UTIL	Shop Building	70x40x0			2,800	
	Qual	4	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (32.11 x 2,800)		89,908	26,313	116,221	8,135	108,086
	LNT0	Lean To - Attached	40x10x0			400	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (9.50 x 400)		3,800	3,800	950	2,850	



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			10.968	63	63	691	691
RS	ROUGH STONY LAND	TMBR	20			5.499	36	36	198	198
SM	STRIP MINES	TMBR	10			87.637	18	18	1,577	1,577
W	WATER	TMBR	0			2.754	0	0	0	0
<b>TMBR Totals</b>						106.858			2,466	2,466
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			1.152	108	108	124	124
SM	STRIP MINES	NTV PST	10			31.852	24	24	764	764
<b>NTV PST Totals</b>						33.004			888	888
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.138	168	168	23	23
<b>IMP PST Totals</b>						0.138			23	23
<b>Total Agland</b>						140.000			3,377	3,377