



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:24:40
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Assessment Data					Primary Image																																																																																																																				
Account 660004650 Parcel ID 22N16E-05-1-00000-000-0000 Cadastral ID 05-22-16-00200 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 297998 PASDACH, JOHN & ANGELA 11951 E KAY PL CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 11951 KAY PL Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 5 / 22 / 16 / 1 Neighborhood 6030 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41924116 -95.61580336 BEG; 50' W OF NE/C S2 NE, S 305.13' W 357.5' N 305.01' TO N/L S2 NE E 357.5' TO POB					Building Permits <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 - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	107,333.00 x .68 = 73,442	
Factor Value		
Adjustments	1.0000	
Lot Value	73,442	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-4\IMG_000! 11/4/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	78,547	90.91	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,692		
Lot Value	73,442		
Indicated Value	138,134	159.88	Per SqFt
Agland Value			
Site Improvements	20,015		
Total Value	158,149	183.04	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.11	Total Misc Impr	+	7,626			
Roofing Adj	+ 5.10	Garage Cost	+				
Subfloor Adj	+ 2.59	Total RCN	=	108,930			
Heat/Cool Adj	+ 9.89	Depreciation (46%)	-	50,108			
Plumbing Adj	+ 5.56	Lump Sums	+	5,870			
Basement Adj	+ 0.00	RCNLD	=	64,692			
Adj Base Cost	= 117.25	Lot Value	+	73,442			
Total Area	x 864	Indicated Value	=	138,134			
Adjusted Cost	= 101,304	Value Per SqFt		159.88			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	11927	12x12		144	52.96		7,626
WODC	WOOD DECK - COVERED	140791	14x12		168	34.94		5,870



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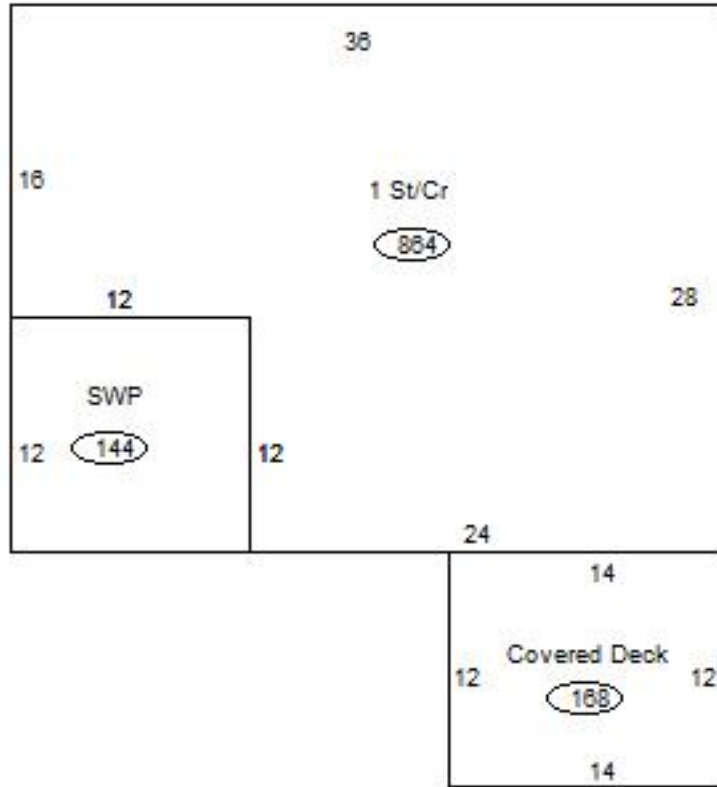
Date 04/17/2026

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Sketch Image

660004650



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	864	1.000	864
2	M	EPSW		13	EPSW	144	1.000	144
3	M	WODC		13	WODC	168	1.000	168
Total Building Area						864		864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)	22,522		22,522	7,883	14,639
	BARN	BARN	0x0x0			540
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 540)	5,659		5,659	283	5,376
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					