



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660005714 Parcel ID 000000-00-0-00612-009-0012 Cadastral ID 06-22-16-01880 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 312165 SCHULER, DALE ALLEN & CHERI D 13052 S PINE AVE CLAREMORE OK 74017-0772 Parcel Location Situs 13052 S PINE AVE Subdivision PONDEROSA EXTENDED Lot/Block 0012 / 0009 Parcel Size 2 - Lots Sec/Twn/Rng 6 / 22 / 16 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.72	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	31,364.00 x 3.15 = 98,797	
Factor Value		
Adjustments	1.0000	
Lot Value	98,797	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	1,510 / 2,456
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,510
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	223,216	90.89	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.06	Total Misc Impr	+	30,807			
Roofing Adj	+ 2.98	Garage Cost	+				
Subfloor Adj	+ -1.42	Total RCN	=	305,732			
Heat/Cool Adj	+ 12.64	Depreciation (47%)	-	143,694			
Plumbing Adj	+ 4.68	Lump Sums	+	4,977			
Basement Adj	+ 0.00	RCNLD	=	167,015			
Adj Base Cost	= 111.94	Lot Value	+	98,797			
Total Area	x 2,456	Indicated Value	=	265,812			
Adjusted Cost	= 274,925	Value Per SqFt		108.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,015		
Lot Value	98,797		
Indicated Value	265,812	108.23	Per SqFt
Agland Value			
Site Improvements	22,978		
Total Value	288,790	117.59	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	13601	23x17		391	25.71		10,053
EPSW	ENCLOSED PORCH - SOLID WALL	13602	13x9		117	69.84		8,171
PRCH	SLAB PORCH - COVERED	13603	17x13		221	26.24		5,799
PATO	SLAB PORCH - OPEN	13604	17x6		102	11.46		1,169
WODO	WOOD DECK - OPEN	13606	266		266	18.71		4,977



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 2	Cond 2	Year 2018	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
Base Cost (30,000.00 x 1) 30,000			30,000	13,200	16,800



DTGF	DETACHED GARAGE FAIR	0x0x0			760
Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 760) 12,160			12,160	6,688	5,472



CP	CARPORT DIRT	0x0x0			336
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (3.50 x 336) 1,176			1,176	470	706