



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005745 Parcel ID 000000-00-0-00615-003-0007 Cadastral ID 06-22-16-02190 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 345312 MAY, LESLIE S 13167 S CEDAR ST CLAREMORE OK 74017-0000 Parcel Location Situs 13167 S CEDAR ST Subdivision PONDEROSA EXTENDED 2 Lot/Block 0007 / 0003 Parcel Size 3 - Lots Sec/Twn/Rng 6 / 22 / 16 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-8\IMG_001: 11/8/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.41847111 -95.65028732 LOTS 7 & 8 & 9 BLOCK 3 PONDEROSA EXT. 2.																																																																																																																									
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 Time 02:23:27
 Page 2

Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.9357		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	40,758.00 x 3.15 = 128,388		
Factor Value			
Adjustments	0.9383		
Lot Value	120,460		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-8\IMG_001; 11/8/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,770
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	729 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	228,493	129.09	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.44	Total Misc Impr	+ 17,538				
Roofing Adj	+ 4.37	Garage Cost	+ 18,706				
Subfloor Adj	+ -1.15	Total RCN	= 261,282				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 109,738				
Plumbing Adj	+ 10.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 151,544				
Adj Base Cost	= 127.14	Lot Value	+ 120,460				
Total Area	x 1,770	Indicated Value	= 272,004				
Adjusted Cost	= 225,038	Value Per SqFt	153.67				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,544		
Lot Value	120,460		
Indicated Value	272,004	153.67	Per SqFt
Agland Value			
Site Improvements	24,146		
Total Value	296,150	167.32	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	13654	366		366	23.12		8,462
PRCH	SLAB PORCH - COVERED	13655	168		168	23.69		3,980



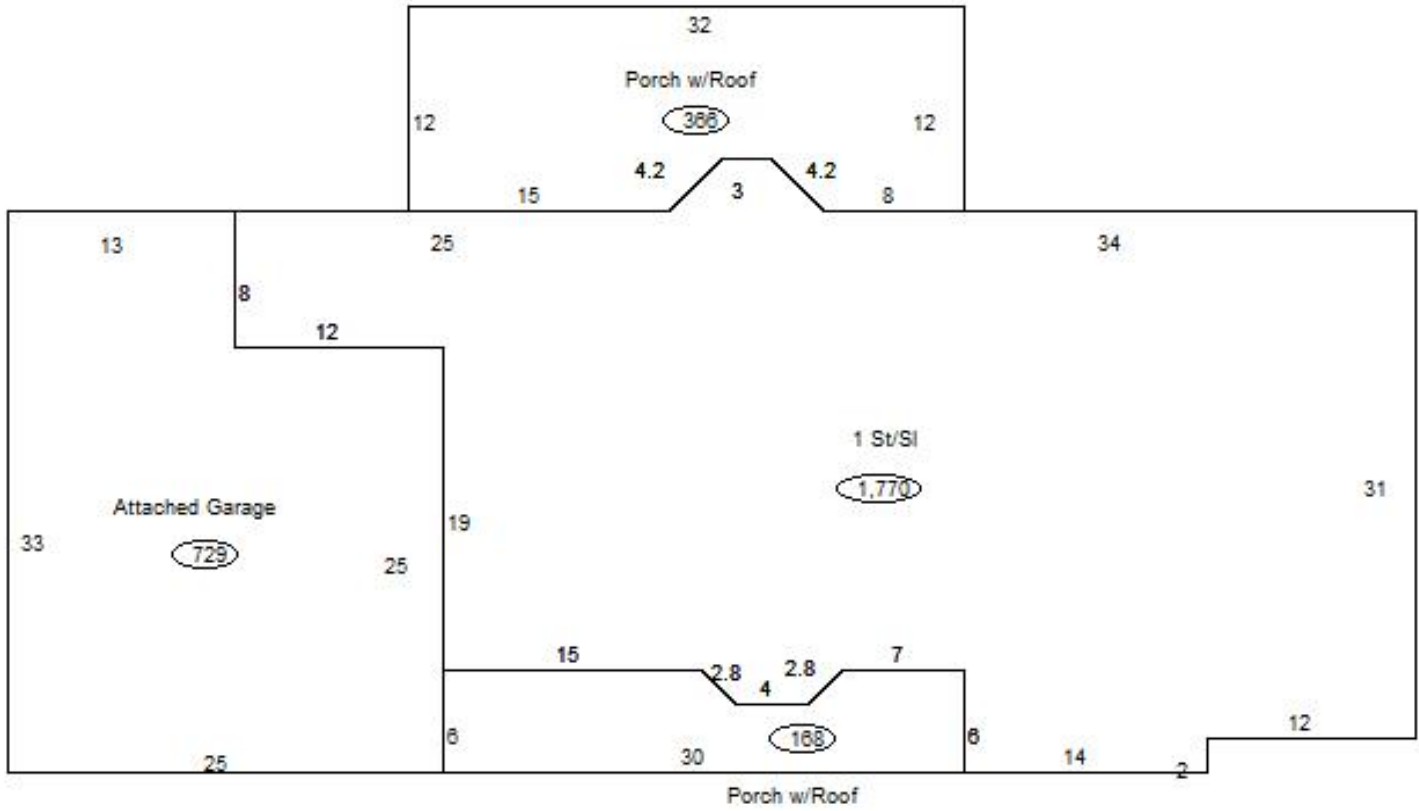
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 Page 3

Sketch Image

660005745



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,770	1.000	1,770
2	G	1		13	Attached Garage	729	1.000	729
3	M	PRCH		13	SLBC	366	1.000	366
4	M	PRCH		13	SLBC	168	1.000	168
Total Building Area						1,770		1,770



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 Page 4

660005745

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 (10% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522		22,522	2,252	20,270
	LT	LEAN-TO	0x0x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 288)		841		841	84	757
	LT	LEAN-TO	0x0x0			420	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 420)		1,226		1,226	123	1,103
	CP	CARPORT DIRT	0x0x0			640	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 640)		2,240		2,240	224	2,016