



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:07:53
Page 1

Assessment Data					Primary Image				
Account	660005800								
Parcel ID	000000-00-0-00606-005-0007								
Cadastral ID	06-22-16-02770								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	1						
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	308843								
GARRETT, FORREST & SANDI									
13252 S OAK ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	13252 E OAK ST								
Subdivision	PONDEROSA								
Lot/Block	0007 / 0005	Parcel Size	3 - Lots						
Sec/Twn/Rng	6 / 22 / 16 / 5								
Neighborhood	1085 - R-V04-NW SEQUOYAH								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.41694145 -95.64999764									
Building Permits									
LOTS 1-2 & 7 BLOCK 5 PONDEROSA									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	Yes	999,999	21,946	2294/182	WORKMAN, DALE W &	12/14/2012	180,000	YES
					864/147		09/30/1991	66,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	2013	Land Value	45,801	45,801	11%	5,038	Assessed	21,946	2,245.77
Year Frozen	0	Improvements	158,157	153,708		16,908	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	21,946	-1,939.00
TIF Project ID	0	Total Value	203,958	199,509		21,946	Total Taxable	0	307.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005800	GARRETT, FORREST & SANDI	11	193,699	21307		299.00		
2024	2024-660005800	GARRETT, FORREST & SANDI	11	202,130	22234		312.00		
2023	2023-660005800	GARRETT, FORREST & SANDI	11	207,660	22516		315.00		
2022	2022-660005800	GARRETT, FORREST & SANDI	11	199,902	21860		299.00		
2021	2021-660005800	GARRETT, FORREST & SANDI	11	192,938	21223		289.00		
2020	2020-660005800	GARRETT, FORREST & SANDI	11	191,946	20881		293.00		
2019	2019-660005800	GARRETT, FORREST & SANDI	11	184,299	20273		286.00		
2018	2018-660005800	GARRETT, FORREST & SANDI	11	190,613	20967		296.00		
2017	2017-660005800	GARRETT, FORREST & SANDI	11	189,049	20795		272.00		
2016	2016-660005800	GARRETT, FORREST & SANDI	11	185,129	20364		287.00		
2015	2015-660005800	GARRETT, FORREST & SANDI	11	181,428	19957		257.00		
2014	2014-660005800	GARRETT, FORREST & SANDI	11	188,056	14891		175.00		
2013	2013-660005800	GARRETT, FORREST & SANDI	11	179,434	0	19,738	2,018.00		



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Date 04/17/2026
Time 02:07:53
Page 2

Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	27060	
Non-Ag Acres	0.3338	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,540.00 x 3.15 = 45,801	
Factor Value		
Adjustments	1.0000	
Lot Value	45,801	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	65% Veneer, Masonry 35% Frame, Siding, Vinyl
Base/Total Area	1,666 / 1,666
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,666
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-8\IMG_003I 11/8/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	238,989	143.45	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	259,040 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,011		
Lot Value	45,801		
Indicated Value	168,812	101.33	Per SqFt
Agland Value			
Site Improvements	35,146		
Total Value	203,958	122.42	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.41	Total Misc Impr	+	9,513	
Roofing Adj	+ 4.43	Garage Cost	+	23,094	
Subfloor Adj	+ -1.15	Total RCN	=	236,559	
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	113,548	
Plumbing Adj	+ 6.26	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	123,011	
Adj Base Cost	= 122.42	Lot Value	+	45,801	
Total Area	x 1,666	Indicated Value	=	168,812	
Adjusted Cost	= 203,952	Value Per SqFt		101.33	

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
PATO	SLAB PORCH - OPEN	13721	20x12		240	9.35		2,244
PATO	SLAB PORCH - OPEN	13722	38x6		228	9.53		2,173



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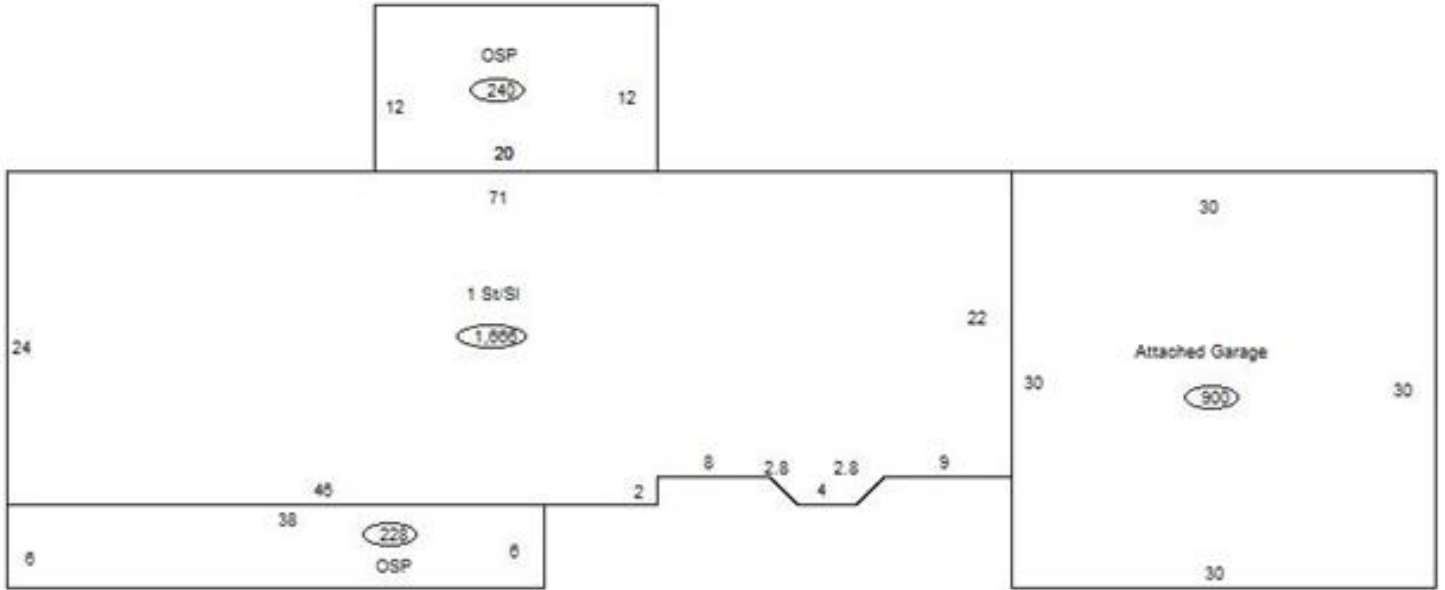
Date 04/17/2026

Time 02:07:53

Page 3

Sketch Image

660005800



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,666	1.000	1,666
2	G	1		13	Attached Garage	900	1.000	900
3	M	PATO		13	Open Slab	240	1.000	240
4	M	PATO		13	Open Slab	228	1.000	228
Total Building Area						1,666		1,666



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 Time 02:07:53
 Page 4

660005800

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 Base Cost (31.28 x 720) 22,522		Modifier Total	RCN 22,522	Depr (5% Phys/ % Func) 1,126	RCNLD 21,396
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (45% Phys/ % Func) 11,250	RCNLD 13,750