



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 660010085 Parcel ID 21N17E-09-2-00000-000-0000 Cadastral ID 09-21-17-01600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 341757 EATON, FRANCIS C & TERESA L 18112 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 18112 E 480 RD Subdivision Lot/Block / Parcel Size 1.51 - Acres Sec/Twn/Rng 9 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660010085 11/06/25</p> <p>660010085_001.JPG 11/24/2025</p>																													
Legal Description Lat/Long: 36.32152640 -95.50457794																																		
N 257, W 256 E2 NW NW					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
H	Homestead	No	1,000		/	MILLER, KYLA J	05/12/2023	150,000	YES																									
					/	CLARK, STEVEN D &	12/04/2019	113,000	YES																									
					1409/744	LOUDERMILK, BOB E &	09/18/2002	85,000	YES																									
					1209/690	BOLT, DANIEL LEE	01/07/2000	69,500	No																									
					994/400	BRIANT, H JOSEPHINE	06/29/1995	86,000	No																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																									
Remove Cap	2024		Land Value	68,018	68,018	11%	7,482	Assessed	17,768																									
Year Frozen	0		Improvements	93,514	93,514		10,286	Penalty	0																									
Uncapped Value	14,210		Mobile Home	0	0		0	Exemption	0																									
TIF Project ID	0		Total Value	161,532	161,532		17,768	Total Taxable	17,768																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660010085	EATON, FRANCIS C & TERESA L			94	145,074	0	15,958	1,569.00																									
2024	2024-660010085	EATON, FRANCIS C & TERESA L			94	150,415	0	16,546	1,732.00																									
2023	2023-660010085	EATON, FRANCIS C & TERESA L			94	131,290	0	13,327	1,423.00																									
2022	2022-660010085	MILLER, KYLA J			94	115,380	0	12,691	1,368.00																									
2021	2021-660010085	MILLER, KYLA J			94	116,552	0	12,820	1,336.00																									
2020	2020-660010085	MILLER, KYLA J			94	116,259	0	12,789	1,330.00																									
2019	2019-660010085	CLARK, STEVEN D &			94	86,253	1000	8,487	883.00																									
2018	2018-660010085	CLARK, STEVEN D &			94	91,512	1000	9,066	953.00																									
2017	2017-660010085	CLARK, STEVEN D &			94	90,791	1000	8,987	932.00																									
2016	2016-660010085	CLARK, STEVEN D &			94	88,600	1000	8,746	904.00																									
2015	2015-660010085	CLARK, STEVEN D &			94	89,640	1000	8,860	934.00																									
2014	2014-660010085	CLARK, STEVEN D &			94	92,470	1000	8,710	900.00																									
2013	2013-660010085	CLARK, STEVEN D &			94	85,932	1000	8,427	859.00																									



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 1.51 Non-Ag Acres 1.4535 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 63,315.00 x .50 = 31,784 Factor Value Adjustments 2.1400 Lot Value 68,018		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,308 / 1,308
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,308
Fixture/RghIn	16 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1964 / 47

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 141,120 107.89 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	95.59	Total Misc Impr	+ 5,554
Roofing Adj	+ 4.09	Garage Cost	+ 12,740
Subfloor Adj	+ 0.00	Total RCN	= 180,237
Heat/Cool Adj	+ 10.30	Depreciation (56%)	- 100,933
Plumbing Adj	+ 13.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 79,304
Adj Base Cost	= 123.81	Lot Value	+ 68,018
Total Area	x 1,308	Indicated Value	= 147,322
Adjusted Cost	= 161,943	Value Per SqFt	112.63

Value Reconciliation
Selected Approach Cost Approach Improvements 79,304 Lot Value 68,018 Indicated Value 147,322 112.63 Per SqFt Agland Value Site Improvements 14,210 Total Value 161,532 123.50 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	23647	16x6		96	20.99		2,015
PRCH	SLAB PORCH - COVERED	23648	12x3		36	21.18		762
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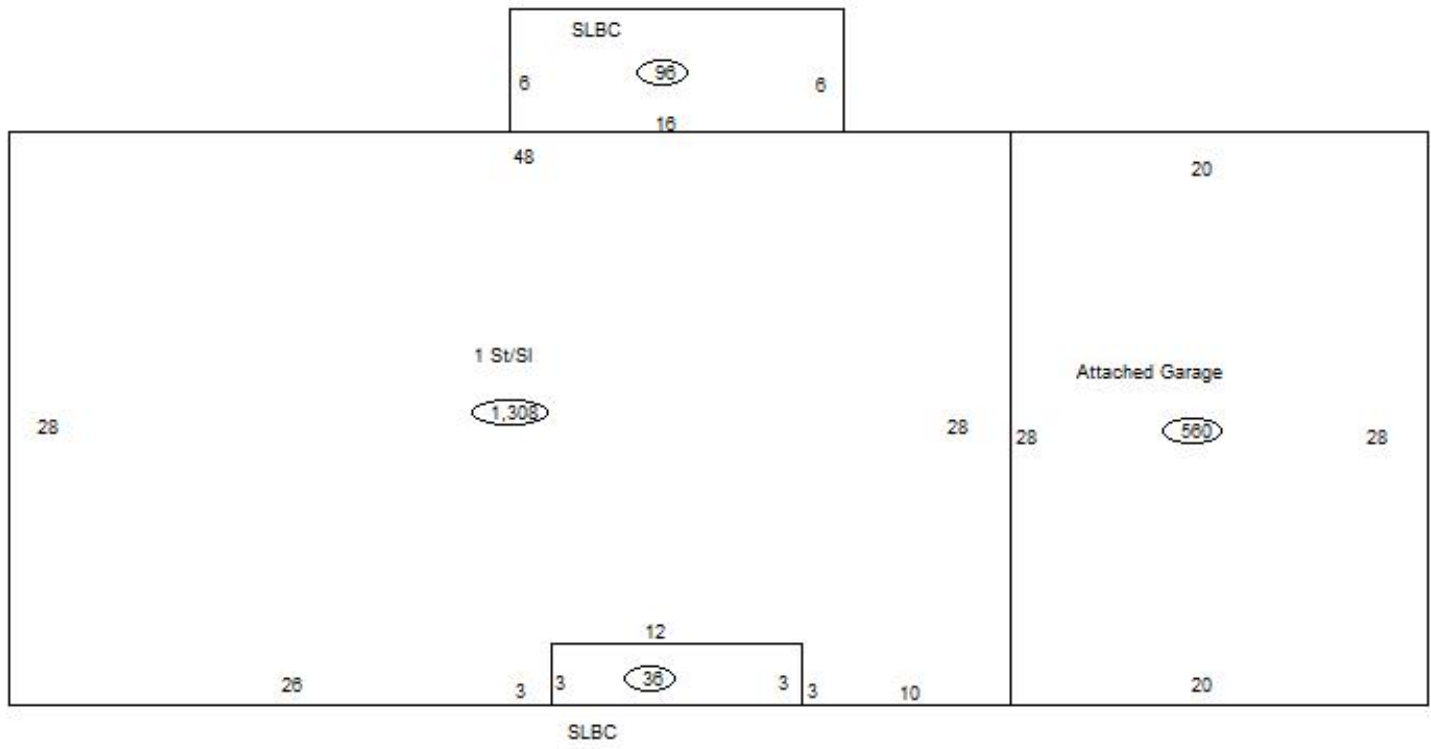
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Sketch Image

660010085



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,308	1.000	1,308
2	G	1		10	Attached Garage	560	1.000	560
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PRCH		10	SLBC	36	1.000	36
Total Building Area						1,308		1,308



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x20x10	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2023	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (30.52 x 480)	14,650	14,650	440	14,210