



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 660012152 Parcel ID 22N16E-11-3-00000-000-0000 Cadastral ID 11-22-16-02900 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 304403 STARR, CAMILLE DAWN NIXON 14391 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14391 E 430 RD Subdivision Lot/Block / Parcel Size 6.67 - Acres Sec/Twn/Rng 11 / 22 / 16 / 3 Neighborhood 6040 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description W 2/3 SE SE SW Lat/Long: 36.39522081 -95.57148840																																																																																																																									
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Lot Data	Square-Foot - NBHD 6040 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	6.67	
Non-Ag Acres	6.6563	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	289,949.00 x .27 = 77,592	
Factor Value		
Adjustments	1.0000	
Lot Value	77,592	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,211 / 1,211
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-16\IMG_00 11/16/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	90,505 74.74 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	92.13	Total Misc Impr	+ 6,592
Roofing Adj	+ 4.17	Garage Cost	+ 0
Subfloor Adj	+ 2.42	Total RCN	= 131,155
Heat/Cool Adj	+ 0.00	Depreciation (65%)	- 85,251
Plumbing Adj	+ 4.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,904
Adj Base Cost	= 102.86	Lot Value	+ 77,592
Total Area	x 1,211	Indicated Value	= 123,496
Adjusted Cost	= 124,563	Value Per SqFt	101.98

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	45,904
Lot Value	77,592
Indicated Value	123,496 101.98 Per SqFt
Agland Value	
Site Improvements	29,269
Total Value	152,765 126.15 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	29149	12x8		96	20.99		2,015



Rogers

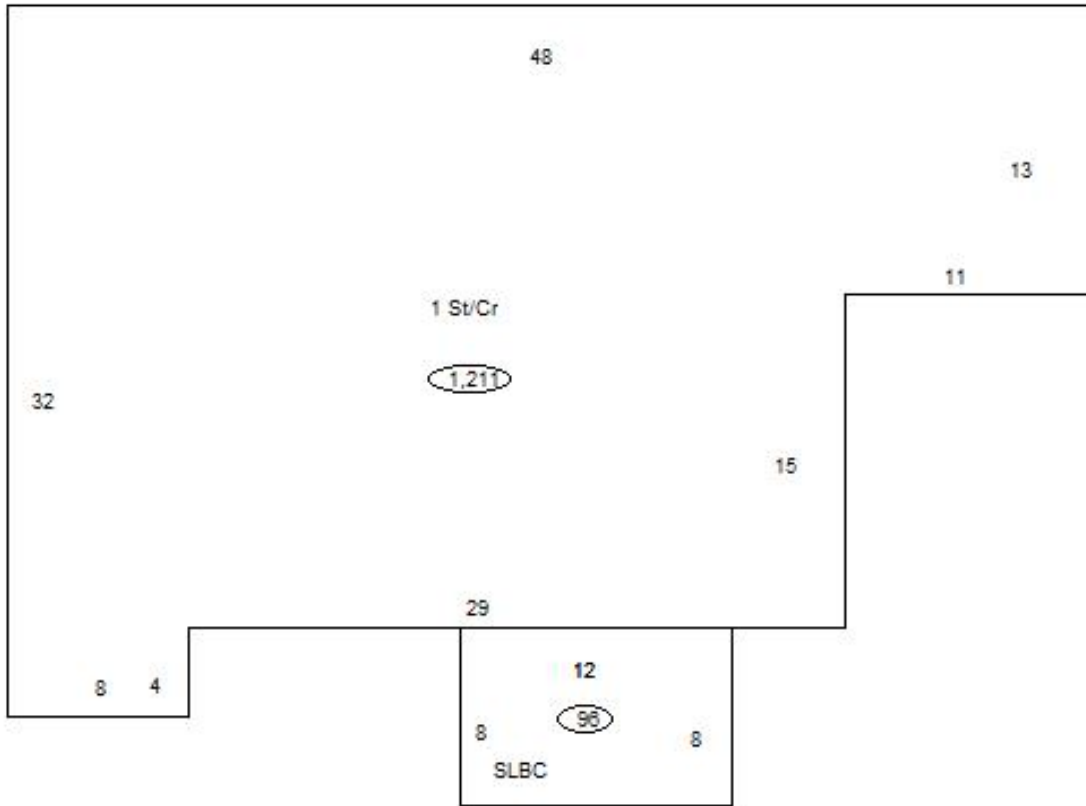
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,211	1.000	1,211
2	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						1,211		1,211



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	36x30x0			1,080
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (29.57 x 1,080)		31,936		31,936	6,387
	BARN	BARN	32x20x0			640
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (12.32 x 640)		7,885		7,885	4,731
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	STF	STG FAIR	10x22x0			220
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 220)		1,030		1,030	464