



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:09:21
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Assessment Data					Primary Image																																																																																																																				
Account 660012943 Parcel ID 22N16E-12-3-00000-000-0000 Cadastral ID 12-22-16-00800 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 346939 COSTAROCA, JOSE & DIANE 14891 S 4180 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14891 S 4180 RD Subdivision Lot/Block / Parcel Size 14.06 - Acres Sec/Twn/Rng 12 / 22 / 16 / 3 Neighborhood 6040 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-17\IMG_00' 11/17/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.39575730 -95.55882187 TR IN W2 SW DESC 1994-452 AS BEG 613.75' W OF SE/C W2 SW; N51 1500E 406.58'; S86.0200E 76.51'; N49.5600E 93.43 N18.4533E 95.68'; N03.2648E 156.02'; N30.1240W 213.72'; N59.4944W 309.88'; S79.0027W 375.41'; W 465'; S00.0115E 825'; N89.5739E 703.57' TO POB LESS S 427' SW SW SW.																																																																																																																									
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Lot Data	Square-Foot - NBHD 6040 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 14.0891 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 613,723.00 x .23 = 142,347 Factor Value Adjustments Lot Value 142,347		

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Stucco 25% Veneer, Stone
Base/Total Area	1,584 / 2,167
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	2,352 Total, 768 Partition
Garage Type	494 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 3



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	104.12	Total Misc Impr	+	12,730			
Roofing Adj	+ 4.64	Garage Cost	+	24,043			
Subfloor Adj	+ 0.00	Total RCN	=	426,421			
Heat/Cool Adj	+ 16.31	Depreciation (3%)	-	12,793			
Plumbing Adj	+ 13.22	Lump Sums	+	17,070			
Basement Adj	+ 41.52	RCNLD	=	430,698			
Adj Base Cost	= 179.81	Lot Value	+	142,347			
Total Area	x 2,167	Indicated Value	=	573,045			
Adjusted Cost	= 389,648	Value Per SqFt		264.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,698		
Lot Value	142,347		
Indicated Value	573,045	264.44	Per SqFt
Agland Value			
Site Improvements	8,343		
Total Value	581,388	268.29	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	142300	8x5		40	33.07		1,323
WODC	WOOD DECK - COVERED	142302	459		459	37.19		17,070
PATO	SLAB PORCH - OPEN	144630	32x12		384	10.84		4,163



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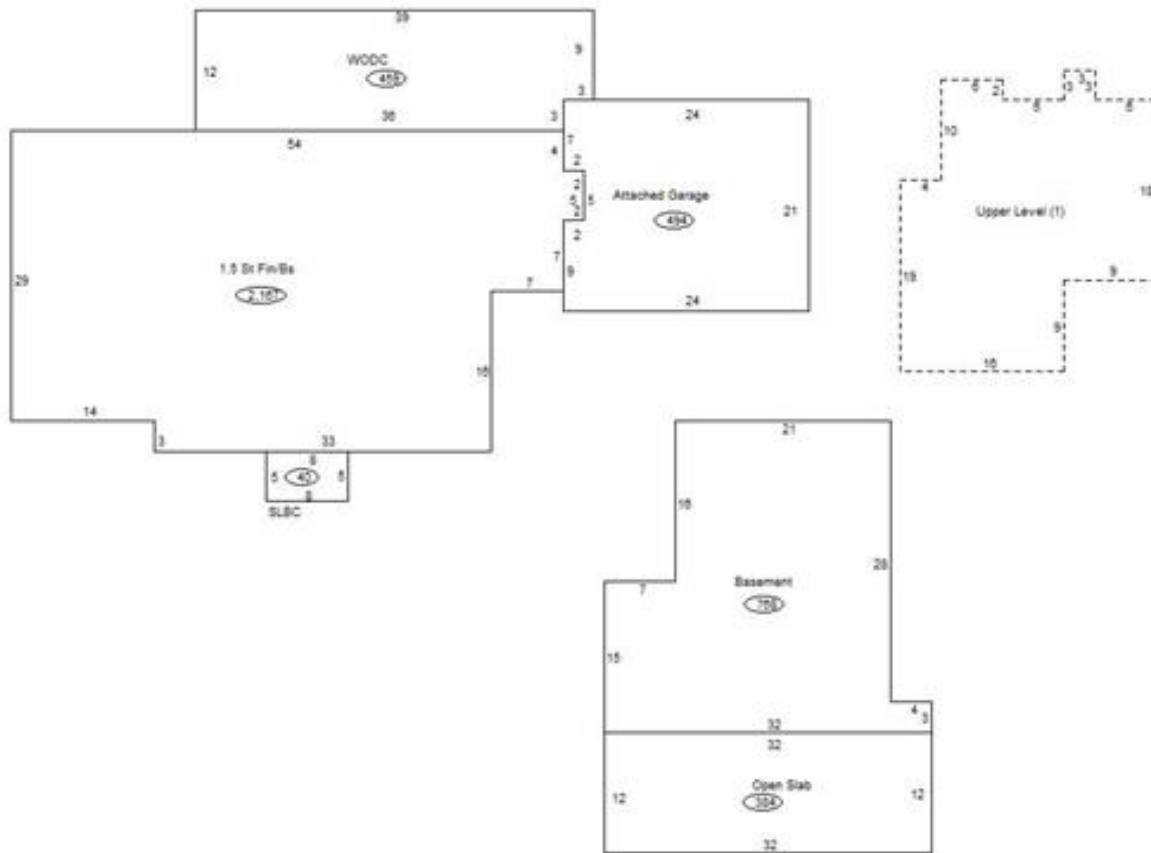
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Sketch Image

660012943



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	1,584	1.368	2,167
2	G	1		13	Attached Garage	494	1.000	494
3	U	^UL		13	Upper Level (1)	583	1.000	583
4	M	PRCH		13	SLBC	40	1.000	40
5	M	WODC		13	WODC	459	1.000	459
6	B	2		13	Basement	768	1.000	768
7	M	PATO		13	Open Slab	384	1.000	384
Total Building Area						1,584		2,167



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PFS	PORTABLE FRAME STRUCTURE	10x26x0			260	
	Qual 3	Cond 2	Year 2019	Eff Age	7		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
	Base Cost (35.00 x 260)		9,100		9,100	1,820	7,280
	LT	LEAN-TO	14x26x0			364	
	Qual 2	Cond 3	Year 2019	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 364)		1,063		1,063		1,063
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						