



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 660014030 Parcel ID 22N16E-14-2-00000-000-0000 Cadastral ID 14-22-16-00300 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 277098 WOODS, RONALD KEITH & SHARRY 14400 E 430 RD CLAREMORE OK 74017-6938 Parcel Location Situs 14400 E 430 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 14 / 22 / 16 / 2 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.39252120 -95.57000808																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	25% Frame, Siding, Wood 75% Veneer, Masonry
Base/Total Area	1,700 / 1,700
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 96



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-21\IMG_00: 11/21/2022

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	109.10	Total Misc Impr	+ 8,171				
Roofing Adj	+ 5.71	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 211,083				
Heat/Cool Adj	+ 0.93	Depreciation (80%)	- 168,866				
Plumbing Adj	+ 3.62	Lump Sums	+ 10,313				
Basement Adj	+ 0.00	RCNLD	= 52,530				
Adj Base Cost	= 119.36	Lot Value	+ 0				
Total Area	x 1,700	Indicated Value	= 52,530				
Adjusted Cost	= 202,912	Value Per SqFt	30.90				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,530		
Lot Value			
Indicated Value	52,530	30.90	Per SqFt
Agland Value	6,615		
Site Improvements	71,833		
Total Value	173,195	101.88	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	5,615.40		5,615
WODC	WOOD DECK - COVERED	33779	54x6		324	29.71	6%	9,048
PRCH	SLAB PORCH - COVERED	123079	12x8		96	26.63		2,556
WODC	WOOD DECK - COVERED		8x5		40	52.70	40%	1,265



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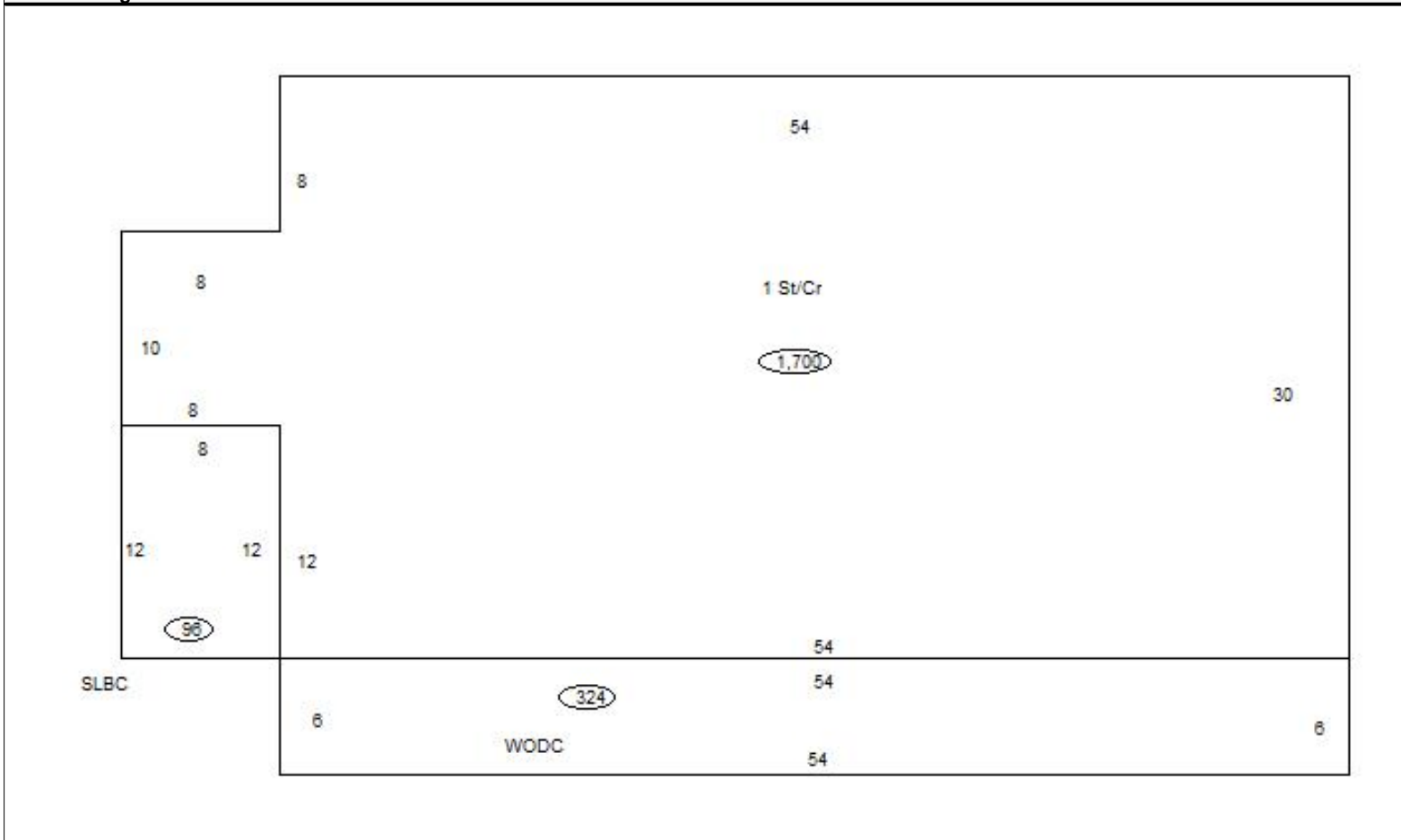
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Sketch Image

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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	1,700	1.000	1,700
2	M	WODC		10	WODC	324	1.000	324
3	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						1,700		1,700



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (30.25 x 1,200)	36,300		36,300	9,075	27,225
	BARN	BARN	0x0x0			1,280	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (10.10 x 1,280)	12,928		12,928	7,757	5,171
	BARN	BARN	0x0x0			1,196	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (10.21 x 1,196)	12,211		12,211	7,327	4,884
	BARN	BARN	0x0x0			400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (10.48 x 400)	4,192		4,192	2,515	1,677
	UTIL	SHOP BUILDING	20x22x0			440	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (29.97 x 440)	13,187		13,187	2,637	10,550
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x)					
	PFS	PORTABLE FRAME STRUCTURE	12x55x0			660	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (28.05 x 660)	18,513		18,513	11,108	7,405



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	12x55x0			660
	Qual 2	Cond 1	Year	Eff Age	2836	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (28.05 x 660)		18,513	18,513	11,108	7,405
	CPDT	CARPORT - DETACHED	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (11.36 x)					
	PFS	PORTABLE FRAME STRUCTURE	56x12x0			672
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (27.96 x 672)		18,789	18,789	11,273	7,516



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			3.085	122	122	378	378
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			3.745	54	54	202	202
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			13.933	168	168	2,341	2,341
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			.078	192	192	15	15
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			19.159	192	192	3,679	3,679
NTV PST Totals						40.000			6,615	6,615
Total Agland						40.000			6,615	6,615