



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 660014036 Parcel ID 22N16E-14-4-00000-000-0000 Cadastral ID 14-22-16-00600 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 88244 DENNIS, DEREK R & CHERYL M 14958 E 435 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14958 E 435 RD Subdivision Lot/Block / Parcel Size 71.14 - Acres Sec/Twn/Rng 14 / 22 / 16 / 4 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38165337 -95.56512421 E2 SW SE & SW SW SE & SE SE & W2 SE NE SE LYING S OF CO RD LESS THE E 127' THEREOF & E2 SW NE SE LYING S OF COUNTY ROAD. AND LESS THAT PT SE SE SE LYING SE OF COAL DUMP																																																																																																																									
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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	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,036 / 2,072
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,036
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17



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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	86.27	Total Misc Impr	+ 8,487				
Roofing Adj	+ 2.73	Garage Cost	+ 20,220				
Subfloor Adj	+ -1.31	Total RCN	= 256,130				
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 48,665				
Plumbing Adj	+ 9.43	Lump Sums	+ 6,354				
Basement Adj	+ 0.00	RCNLD	= 213,819				
Adj Base Cost	= 109.76	Lot Value	+ 213,819				
Total Area	x 2,072	Indicated Value	= 213,819				
Adjusted Cost	= 227,423	Value Per SqFt	103.19				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,819		
Lot Value			
Indicated Value	213,819	103.19	Per SqFt
Agland Value	4,355		
Site Improvements	46,481		
Total Value	264,655	127.73	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
PRCH	SLAB PORCH - COVERED	33786	18x6		108	26.59		2,872
WODO	WOOD DECK - OPEN	33787	416		416	16.97	10%	6,354



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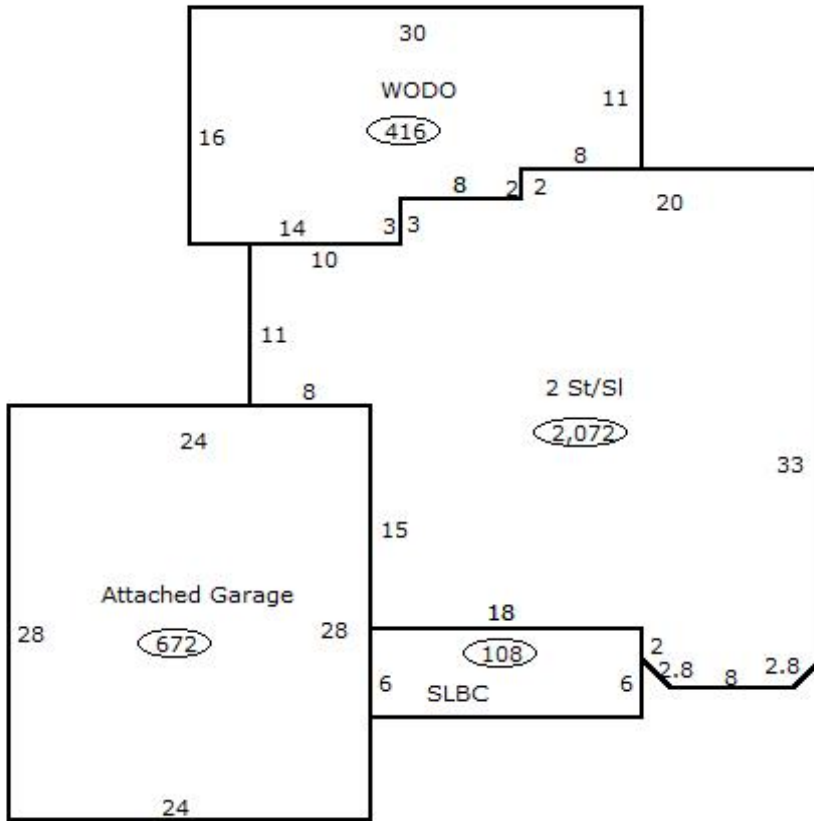
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,036	2.000	2,072
2	G	1	Slab	13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	108	1.000	108
4	M	WODO		13	WODO	416	1.000	416
Total Building Area						1,036		2,072



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,600
	Qual 2	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (28.35 x 1,600)		45,360		45,360		45,360
	LT	LEAN-TO	0x0x0			384
	Qual 3	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (2.92 x 384)		1,121		1,121		1,121
	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)						



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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
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			3.649	81	81	296	296
HC	HECTOR STONY SANDY LOAM	TMBR	20			34.528	36	36	1,243	1,243
SM	STRIP MINES	TMBR	10			8.308	18	18	150	150
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			.261	121	121	31	31
TMBR Totals						46.746			1,720	1,720
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			24.394	108	108	2,635	2,635
NTV PST Totals						24.394			2,635	2,635
Total Agland						71.140			4,355	4,355