




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:20:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014048 Parcel ID 22N16E-14-1-00000-000-0000 Cadastral ID 14-22-16-01500 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 337074 YEROKHIN, PETR & ALLA 14980 S 4180 RD CLAREMORE OK 74017-3497 Parcel Location Situs 14980 S 4180 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 14 / 22 / 16 / 1 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>\\\\tsclient\C\Users\rln\Pictures\2019-03-07\IMG_0002.JPG 3/7/2019</p>																																																																																																																				
Legal Description Lat/Long: 36.39245673 -95.56139915 S 209', N 771.36', E 209' OF E2 NE NE																																																																																																																									
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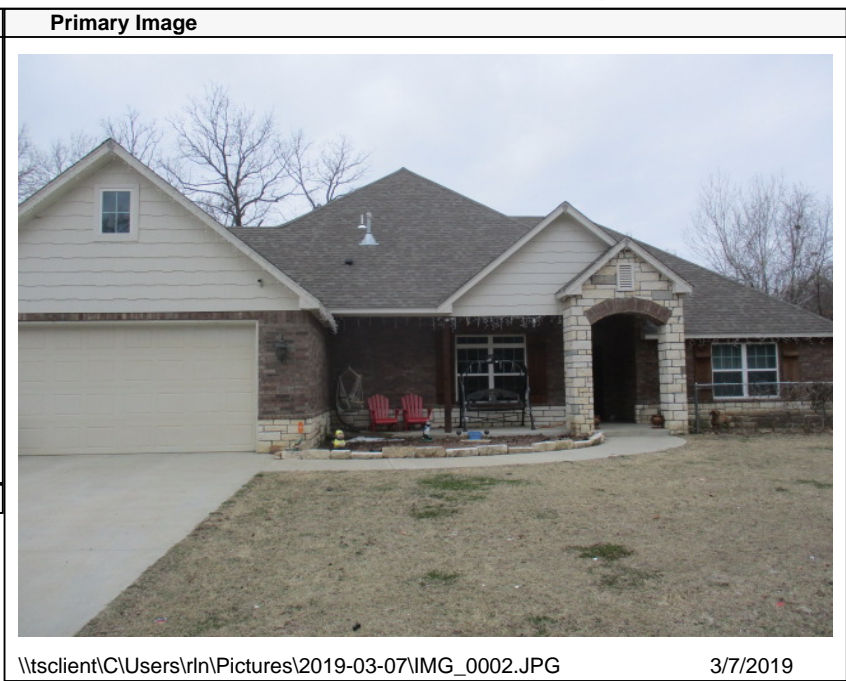
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Date 04/17/2026
 Time 00:20:48
 Page 2

Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0423		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,403.00 x .69 = 31,137		
Factor Value			
Adjustments	1.0000		
Lot Value	31,137		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,169 / 2,169
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,169
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	848 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	310,265 143.05 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	285,736
Lot Value	31,137
Indicated Value	316,873 146.09 Per SqFt
Agland Value	
Site Improvements	1,457
Total Value	318,330 146.76 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.74	Total Misc Impr	+ 7,797
Roofing Adj	+ 4.61	Garage Cost	+ 25,262
Subfloor Adj	+ -2.19	Total RCN	= 310,583
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 24,847
Plumbing Adj	+ 7.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 285,736
Adj Base Cost	= 127.95	Lot Value	+ 31,137
Total Area	x 2,169	Indicated Value	= 316,873
Adjusted Cost	= 277,524	Value Per SqFt	146.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128120	300		300	25.99		7,797



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 Page 4

660014048

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	Carport Dirt	24x16x0			384	
	Qual 1	Cond 3	Year 2019	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 384)		1,344		1,344	336	1,008
	STF	STG FAIR	8x16x0			128	
	Qual 2	Cond 3	Year 2019	Eff Age	5		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 128)		599		599	150	449