



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 660014057 Parcel ID 22N16E-14-1-00000-000-0000 Cadastral ID 14-22-16-02400 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 257816 PRESLEY, DOUGLAS W & LISA K 14851 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14851 E 430 RD Subdivision Lot/Block / Parcel Size 1.89 - Acres Sec/Twn/Rng 14 / 22 / 16 / 1 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p style="text-align: right; color: orange;">11/28/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-28\IMG_001 11/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.39385238 -95.56286706 TR IN N2 NE, BEG 562.36' S & 418' W NE/C N2 NE, N 275.10' TO POB, W 209', S 154.96', TO PT C/L (40') CO RD, N 76-14 W ALG C/L 52.51', N 429.76' N/L N2 NE, E ON N/L 260' TO PT 418' W NE/C N2 NE, S 287.26' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.89	
Non-Ag Acres	1.7128	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	74,609.00 x .55 = 41,359	
Factor Value		
Adjustments	1.0000	
Lot Value	41,359	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,662 / 1,662
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 71

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	132,596	79.78	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,607		
Lot Value	41,359		
Indicated Value	85,966	51.72	Per SqFt
Agland Value			
Site Improvements	45,470		
Total Value	131,436	79.08	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.10	Total Misc Impr	+	21,971			
Roofing Adj	+ 4.56	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	185,861			
Heat/Cool Adj	+ 0.00	Depreciation (76%)	-	141,254			
Plumbing Adj	+ 5.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	44,607			
Adj Base Cost	= 98.61	Lot Value	+	41,359			
Total Area	x 1,662	Indicated Value	=	85,966			
Adjusted Cost	= 163,890	Value Per SqFt		51.72			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	33816	27x8		216	20.62		4,454
PRCH	SLAB PORCH - COVERED	33817	10x8		80	21.04		1,683
PRCH	SLAB PORCH - COVERED	33818	820	2019	820	19.31		15,834



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	EQUIPMENT SHED	40x50x0			2,000
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (21.42 x 2,000)	42,840		42,840	10,710	32,130
	EQSH	EQUIPMENT SHED	0x0x0			576
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (25.83 x 576)	14,878		14,878	2,976	11,902
	STF	STG FAIR	0x0x0			140
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 140)	655		655	197	458
	CP	Carport Dirt	20x20x0			400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 400)	1,400		1,400	420	980