



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 660014551 Parcel ID 000000-00-0-00234-001-0001 Cadastral ID 15-21-16-00650 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 276693 MCDANIEL, DANIEL A & KIMBERLY D 13947 E CRESTVIEW DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 13947 E CRESTVIEW DR Subdivision CRESTVIEW HEIGHTS 2 Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 16 / 5 Neighborhood 1150 - R-V01,4-SW JUSTUS-INOLA School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30221629 -95.57975427					Building Permits																																																																																																																				
Exemptions					Sale History																																																																																																																				
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Lot Data		Square-Foot - NBHD 1150 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9692		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,219.00 x 1.80 = 75,994		
Factor Value			
Adjustments	1.0000		
Lot Value	75,994		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,419 / 1,419
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,419
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	152,714 107.62 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	145,960 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	96,336
Lot Value	75,994
Indicated Value	172,330 121.44 Per SqFt
Agland Value	
Site Improvements	21,114
Total Value	193,444 136.32 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.03	Total Misc Impr	+ 14,994
Roofing Adj	+ 4.61	Garage Cost	+ 10,889
Subfloor Adj	+ 0.00	Total RCN	= 192,672
Heat/Cool Adj	+ 10.30	Depreciation (50%)	- 96,336
Plumbing Adj	+ 6.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 96,336
Adj Base Cost	= 117.54	Lot Value	+ 75,994
Total Area	x 1,419	Indicated Value	= 172,330
Adjusted Cost	= 166,789	Value Per SqFt	121.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	35189	9x5		45	21.15		952
PATO	SLAB PORCH - OPEN	35190	18x16		288	8.09		2,330
PRCH	SLAB PORCH - COVERED	142764	22x16		352	20.27		7,135



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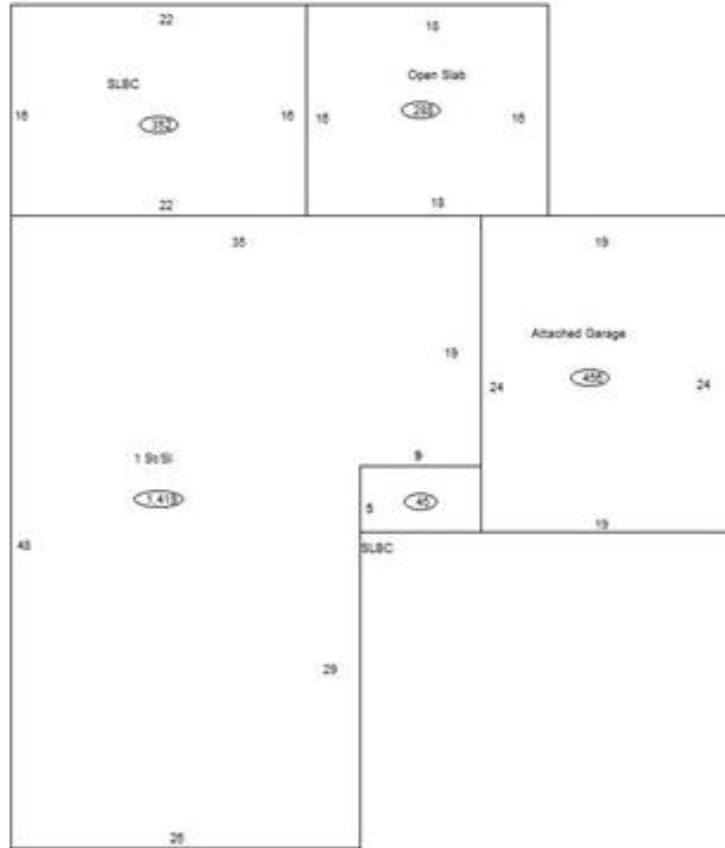
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Sketch Image

660014551



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,419	1.000	1,419
2	G	1		10	Attached Garage	456	1.000	456
3	M	PRCH		10	SLBC	45	1.000	45
4	M	PATO		10	Open Slab	288	1.000	288
5	M	PRCH		10	SLBC	352	1.000	352
Total Building Area						1,419		1,419



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (31.28 x 900) 28,152		Modifier Total		RCN 28,152	Depr (25% Phys/ % Func) 7,038
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
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