



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:57:50
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014672 Parcel ID 22N16E-15-3-00000-000-0000 Cadastral ID 15-22-16-00400 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 38284 YARNELL, BETTY CO-TRUSTEES 15525 S 4160 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13402 E 435 RD Subdivision Lot/Block / Parcel Size 90 - Acres Sec/Twn/Rng 15 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38330573 -95.59158137																																																																																																																									
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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	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,380 / 1,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,380
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42



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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	110.15	Total Misc Impr	+ 15,210				
Roofing Adj	+ 4.42	Garage Cost	+ 15,232				
Subfloor Adj	+ -1.15	Total RCN	= 213,223				
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 106,612				
Plumbing Adj	+ 7.56	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 106,611				
Adj Base Cost	= 132.45	Lot Value	+ 106,611				
Total Area	x 1,380	Indicated Value	= 106,611				
Adjusted Cost	= 182,781	Value Per SqFt	77.25				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,611		
Lot Value			
Indicated Value	106,611	77.25	Per SqFt
Agland Value	11,531		
Site Improvements			
Total Value	118,142	85.61	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	35478	26x12		312	23.23		7,248
PRCH	SLAB PORCH - COVERED	35479	30x4		120	23.88		2,866



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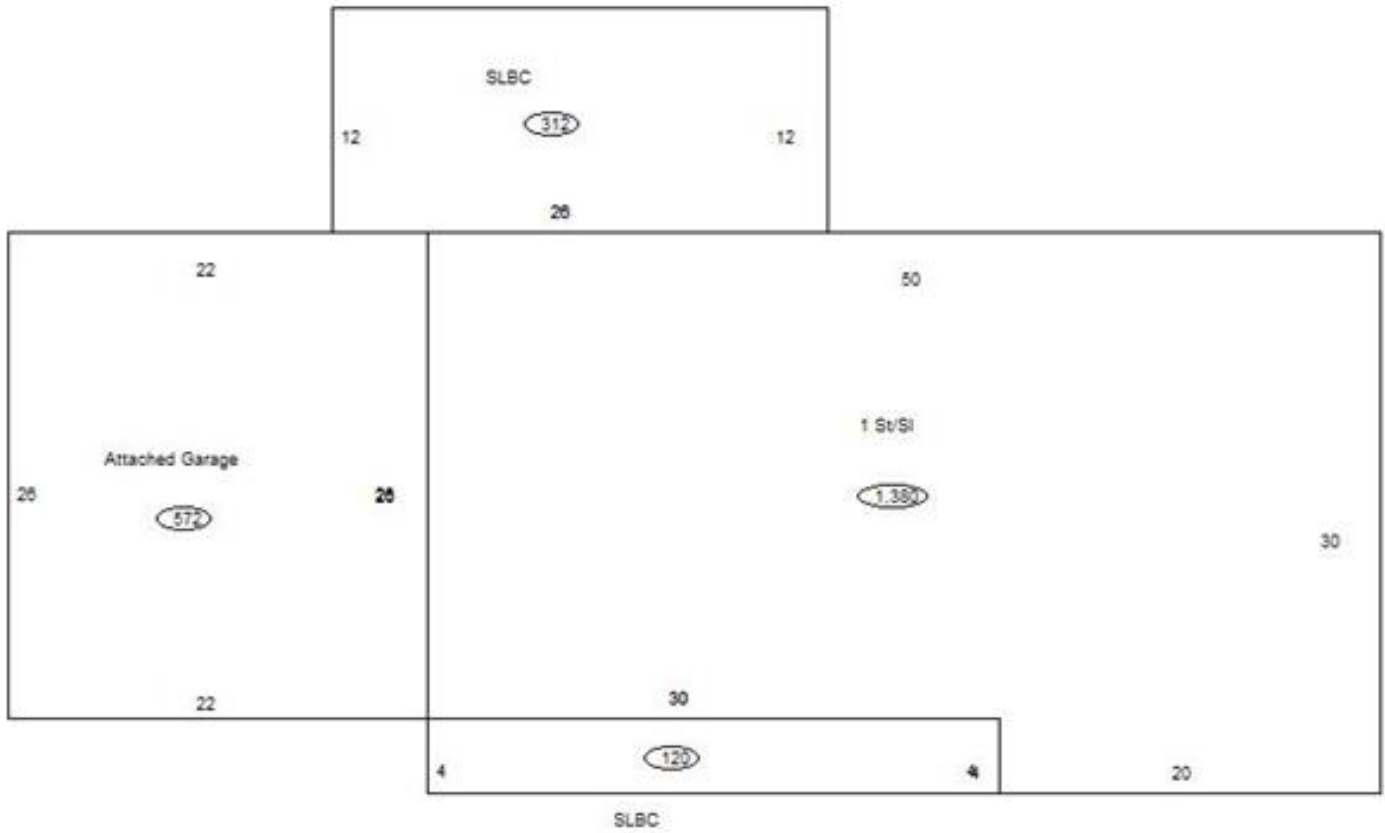
Date 04/16/2026

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Sketch Image

660014672



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,380	1.000	1,380
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	312	1.000	312
4	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,380		1,380




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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	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	680 / 680
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	19,675	28.93	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,331		
Lot Value			
Indicated Value	23,331	34.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	23,331	34.31	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.76	Total Misc Impr	+	0			
Roofing Adj	+ 4.55	Garage Cost	+				
Subfloor Adj	+ 2.77	Total RCN	=	80,451			
Heat/Cool Adj	+ 0.00	Depreciation (71%)	-	57,120			
Plumbing Adj	+ 13.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	23,331			
Adj Base Cost	= 118.31	Lot Value	+				
Total Area	x 680	Indicated Value	=	23,331			
Adjusted Cost	= 80,451	Value Per SqFt		34.31			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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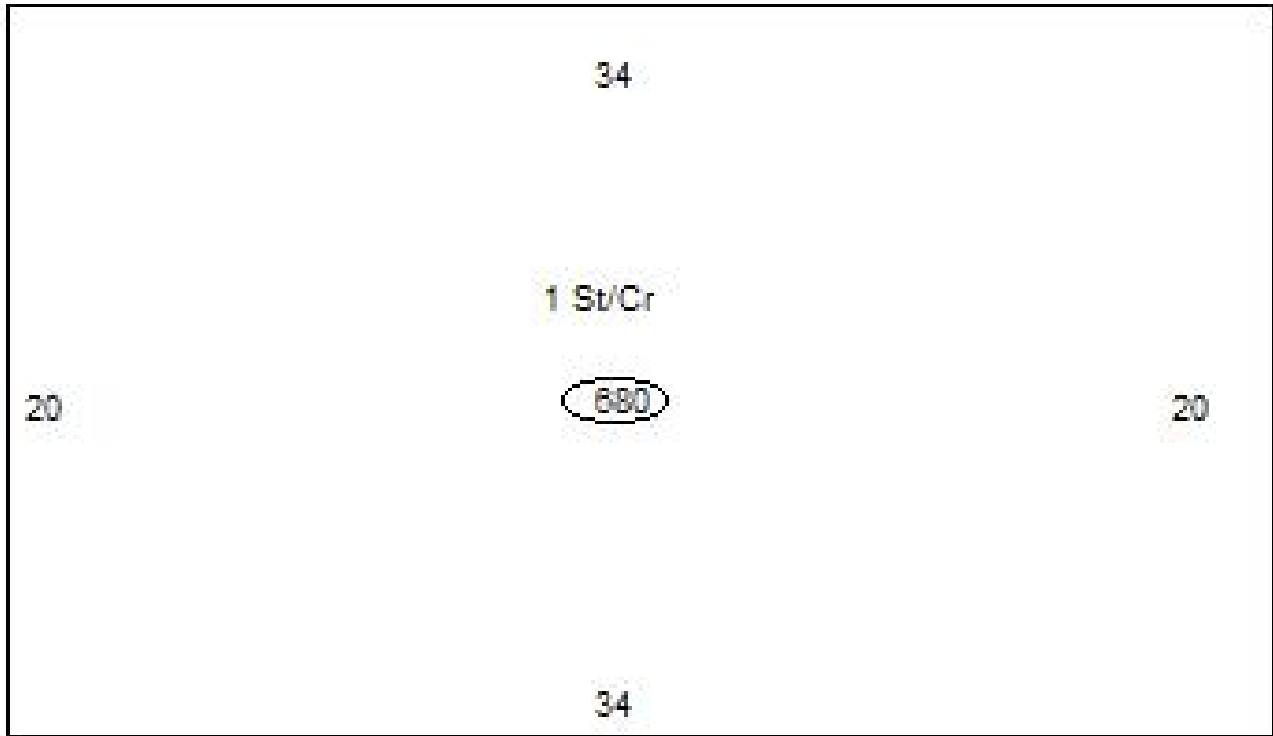
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Sketch Image

660014672



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	680	1.000	680
Total Building Area						680		680



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Agland Inventory

660014672

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			28.102	54	54	1,518	1,518
HC	HECTOR STONY SANDY LOAM	TMBR	20			.873	36	36	31	31
TMBR Totals						28.975			1,549	1,549
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.415	192	192	1,040	1,040
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			55.610	161	161	8,942	8,942
NTV PST Totals						61.025			9,982	9,982
Total Agland						90.000			11,531	11,531