



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 660014674 Parcel ID 22N16E-15-3-00000-000-0000 Cadastral ID 15-22-16-00600 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 298591 KIRKENDALL, CHARLES B & LENNON J 13173 E 440 RD CLAREMORE OK 74017-6858 Parcel Location Situs 13173 E 440 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 15 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38066116 -95.59356937																																																																																																																									
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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	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,250 / 1,250
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1964 / 51

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-28\IMG_00; 11/28/2022

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	90.48	Total Misc Impr	+ 1,932				
Roofing Adj	+ 4.05	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 140,870				
Heat/Cool Adj	+ 10.30	Depreciation (60%)	- 84,522				
Plumbing Adj	+ 4.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 56,348				
Adj Base Cost	= 111.15	Lot Value	+ 0				
Total Area	x 1,250	Indicated Value	= 56,348				
Adjusted Cost	= 138,938	Value Per SqFt	45.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,348		
Lot Value			
Indicated Value	56,348	45.08	Per SqFt
Agland Value	1,022		
Site Improvements	3,370		
Total Value	60,740	48.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	35487	16x13		208	9.29		1,932



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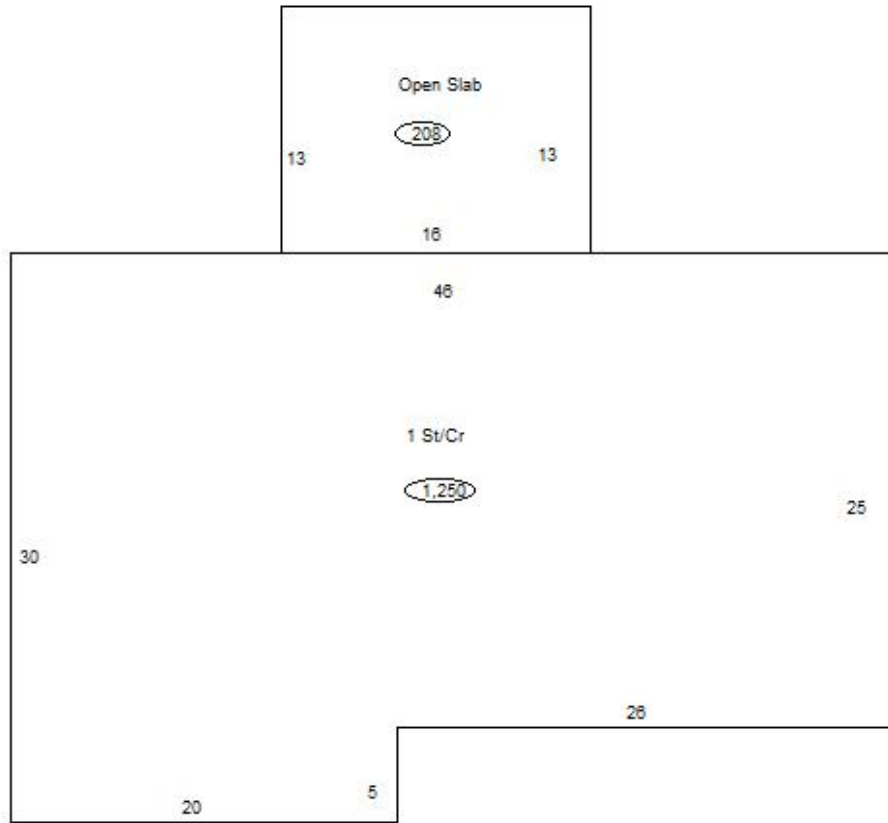
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Sketch Image

660014674



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		10	Open Slab	208	1.000	208
2	R	1	Crawl	10	1 St/Cr	1,250	1.000	1,250
Total Building Area						1,250		1,250



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	24x30x0			720
	Qual 2	Cond 3	Year 1973	Eff Age 40		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x 720)	3,370		3,370	3,370



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			3.480	36	36	125	125
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			.720	63	63	45	45
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			2.000	121	121	241	241
TMBR Totals						6.200			411	411
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			3.800	161	161	611	611
NTV PST Totals						3.800			611	611
Total Agland						10.000			1,022	1,022