



# 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	660014676													
Parcel ID	22N16E-15-3-00000-000-0000													
Cadastral ID	15-22-16-00800													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	38394													
BOYD, CAROL A														
13562 E 435 RD CLAREMORE OK 74017-6847														
Parcel Location														
Situs	13562 E 435 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.79 - Acres											
Sec/Twn/Rng	15 / 22 / 16 / 3													
Neighborhood	6050 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.38664775 -95.58803488														
E 147.91', N 290.4', NE NE SW & W 121.09', N 290.4' NW NW SE														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax						
Remove Cap	0	Land Value	43,154	31,309	11%	3,444	Assessed	7,250	741.90					
Year Frozen	0	Improvements	35,110	34,600		3,806	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	78,264	65,909		7,250	Total Taxable	6,250	654.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014676	BOYD, CAROL A	11	78,117	1000	6,039	632.00							
2024	2024-660014676	BOYD, CAROL A	11	80,730	1000	5,834	613.00							
2023	2023-660014676	BOYD, CAROL A	11	63,535	1000	5,635	605.00							
2022	2022-660014676	BOYD, CAROL A	11	64,504	1000	5,442	588.00							
2021	2021-660014676	BOYD, CAROL A	11	64,629	1000	5,254	548.00							
2020	2020-660014676	BOYD, CAROL A	11	66,109	1000	5,072	547.00							
2019	2019-660014676	BOYD, CAROL A	11	53,594	1000	4,895	521.00							
2018	2018-660014676	BOYD, BILLY C	11	56,927	1000	5,262	566.00							
2017	2017-660014676	BOYD, BILLY C	11	56,571	1000	5,223	547.00							
2016	2016-660014676	BOYD, BILLY C	11	55,429	1000	5,073	537.00							
2015	2015-660014676	BOYD, BILLY C	11	53,598	1000	4,895	521.00							
2014	2014-660014676	BOYD, BILLY C	11	55,070	1000	5,035	535.00							
2013	2013-660014676	BOYD, BILLY C	11	55,495	1000	4,860	508.00							



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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.79 <b>Non-Ag Acres</b> 1.8305 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 79,736.00 x .54 = 43,154 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 43,154		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	854 / 1,694
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1954 / 72



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	87,935	51.91	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	75.82	<b>Total Misc Impr</b>	+ 8,630				
<b>Roofing Adj</b>	+ 2.32	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 1.35	<b>Total RCN</b>	= 152,654				
<b>Heat/Cool Adj</b>	+ 0.00	<b>Depreciation ( 77%)</b>	- 117,544				
<b>Plumbing Adj</b>	+ 5.53	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 35,110				
<b>Adj Base Cost</b>	= 85.02	<b>Lot Value</b>	+ 43,154				
<b>Total Area</b>	x 1,694	<b>Indicated Value</b>	= 78,264				
<b>Adjusted Cost</b>	= 144,024	<b>Value Per SqFt</b>	46.20				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	35,110		
<b>Lot Value</b>	43,154		
<b>Indicated Value</b>	78,264	46.20	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	78,264	46.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35490	28x7		196	20.68		4,053
SHLT	STORM SHELTER			2019	1	0.00		
FPR1	Fireplace - Residential 1 Story				1	4,576.55		4,577



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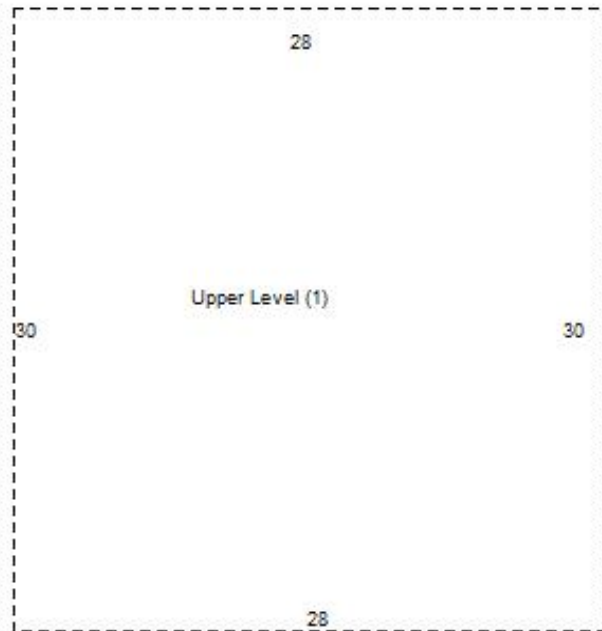
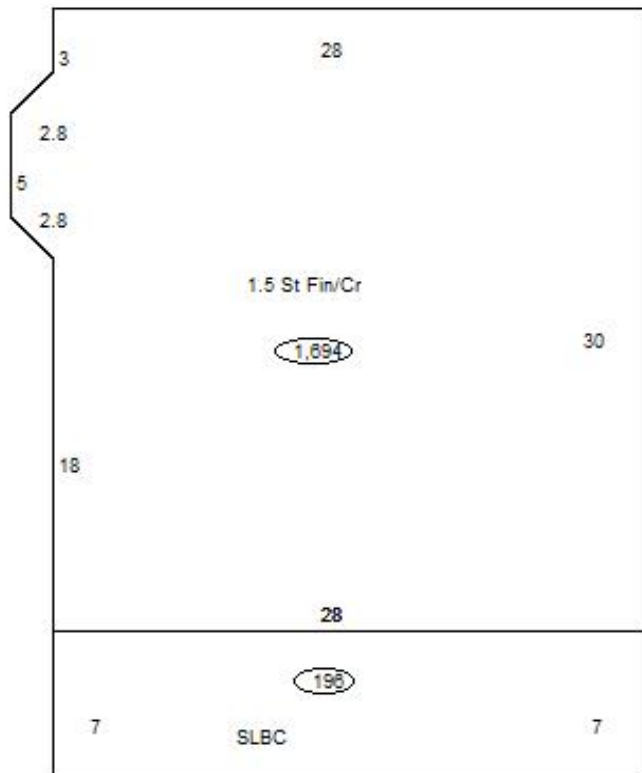
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	854	1.984	1,694
2	M	PRCH		10	SLBC	196	1.000	196
3	U	^UL		10	Upper Level (1)	840	1.000	840
<b>Total Building Area</b>						854		1,694



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						