



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	660016924								
Parcel ID	000000-00-0-00804-001-0011								
Cadastral ID	18-22-16-01610								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	47144								
TANNER, JAMES P & CYNTHIA A									
PO BOX 1246 CLAREMORE OK 74018-0000									
Parcel Location									
Situs	10680 E 430 PL								
Subdivision	SWEETWATER BLUFF								
Lot/Block	0011 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	18 / 22 / 16 / 5								
Neighborhood	1126 - R-V04-NW SEQUOYAH								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.39165218 -95.63859201									
Building Permits									
LOT 11 BLOCK 1 SWEETWATER BLUFF									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	0	Land Value	50,000	11,001	11%	1,210	Assessed	23,879	2,443.57
Year Frozen	0	Improvements	219,572	206,075		22,669	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	269,572	217,076		23,879	Total Taxable	22,879	2,355.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660016924	TANNER, JAMES P & CYNTHIA A			11	262,545	1000	22,184	2,284.00
2024	2024-660016924	TANNER, JAMES P & CYNTHIA A			11	274,701	1000	21,508	2,223.00
2023	2023-660016924	TANNER, JAMES P & CYNTHIA A			11	198,657	1000	20,852	2,199.00
2022	2022-660016924	TANNER, JAMES P & CYNTHIA A			11	207,037	1000	21,664	2,299.00
2021	2021-660016924	TANNER, JAMES P & CYNTHIA A			11	215,310	1000	21,004	2,151.00
2020	2020-660016924	TANNER, JAMES P & CYNTHIA A			11	211,501	1000	20,363	2,154.00
2019	2019-660016924	TANNER, JAMES P & CYNTHIA A			11	202,125	1000	19,741	2,061.00
2018	2018-660016924	TANNER, JAMES P & CYNTHIA A			11	209,187	1000	19,137	2,019.00
2017	2017-660016924	TANNER, JAMES P & CYNTHIA A			11	206,828	1000	18,551	1,912.00
2016	2016-660016924	TANNER, JAMES P & CYNTHIA A			11	201,319	1000	17,982	1,865.00
2015	2015-660016924	TANNER, JAMES P & CYNTHIA A			11	196,524	1000	17,428	1,824.00
2014	2014-660016924	TANNER, JAMES P & CYNTHIA A			11	198,380	1000	16,891	1,769.00
2013	2013-660016924	TANNER, JAMES P & CYNTHIA A			11	189,218	1000	16,370	1,685.00



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Lot Data - Buildable - SWEETWATER BLUFF (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	7000
Non-Ag Acres	1.1469
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	7,000.00 x 1.00 = 7,000
Factor Value	
Adjustments	7.1429
Lot Value	50,000



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-3\IMG_003; 12/5/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	1,594 / 3,188
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,594
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	281,830 88.40 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	82.84	Total Misc Impr	+ 12,557
Roofing Adj	+ 2.46	Garage Cost	+
Subfloor Adj	+ -1.15	Total RCN	= 340,634
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 146,473
Plumbing Adj	+ 6.12	Lump Sums	+ 4,052
Basement Adj	+ 0.00	RCNLD	= 198,213
Adj Base Cost	= 102.91	Lot Value	+ 50,000
Total Area	x 3,188	Indicated Value	= 248,213
Adjusted Cost	= 328,077	Value Per SqFt	77.86

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	198,213
Lot Value	50,000
Indicated Value	248,213 77.86 Per SqFt
Agland Value	
Site Improvements	21,359
Total Value	269,572 84.56 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	40780	20x2		40	26.80		1,072
WODO	WOOD DECK - OPEN	40781	192		192	22.45	6%	4,052
PRCH	SLAB PORCH - COVERED	40782	17x5		85	26.66		2,266
PRCH	SLAB PORCH - COVERED	40783	17x3		51	26.77		1,365
PRCH	SLAB PORCH - COVERED	40784	21x4		84	26.66		2,239



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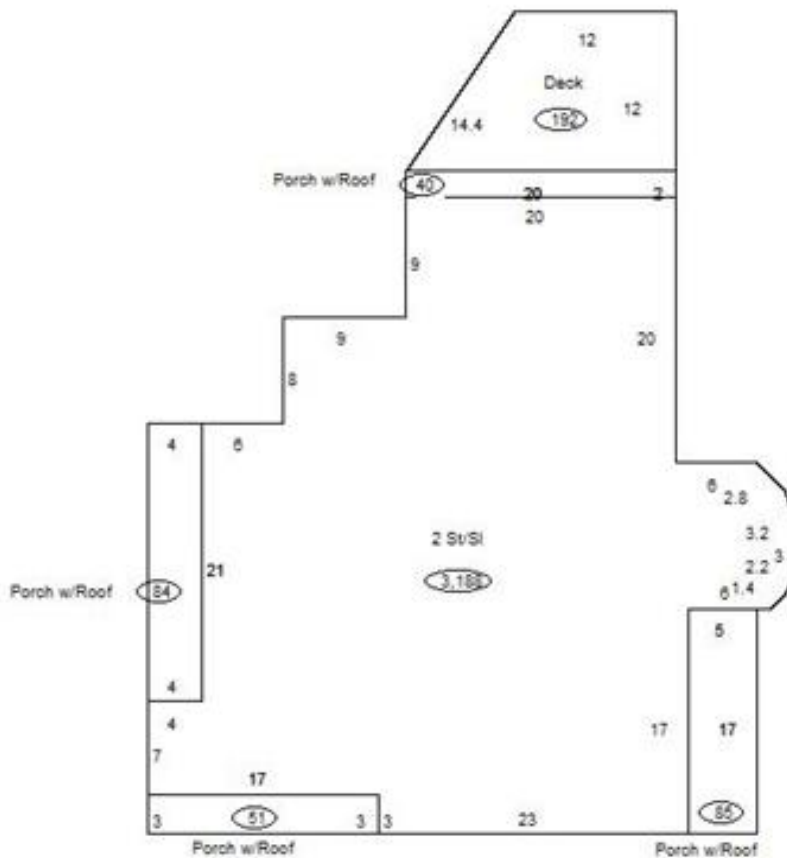
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,594	2.000	3,188
2	M	PRCH		13	SLBC	40	1.000	40
3	M	WODO		13	WODO	192	1.000	192
4	M	PRCH		13	SLBC	85	1.000	85
5	M	PRCH		13	SLBC	51	1.000	51
6	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						1,594		3,188



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,088
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
Base Cost (10.36 x 1,088)		11,272		11,272	113	11,159
	DTGF	DETACHED GARAGE FAIR	0x0x0			850
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (16.00 x 850)		13,600		13,600	3,400	10,200