




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:41:29  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017235 <b>Parcel ID</b> 000000-00-0-20120-002-0033 <b>Cadastral ID</b> 19-20-15-02570 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 343123 CLEEK, RANDALL DEWAYNE & CHE'LYNN  7308 S KALANCHOE AVE BROKEN ARROW OK 74011-0000  <b>Parcel Location</b> <b>Situs</b> 00213 JEFFREY <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0033 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5 <b>Neighborhood</b> 1189 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-8\IMG_0086. 9/10/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.19299100 -95.75228955 LOT 33 BLOCK 2 SHADOW VALLEY																																																																																																																									
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Date 04/16/2026  
 Time 22:41:29  
 Page 2

Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1381	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,015.00 x 6.35 = 38,195	
Factor Value		
Adjustments	1.5500	
Lot Value	59,202	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,200
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1980 / 19



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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	103,170	85.98	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	110.24	Total Misc Impr	+	3,470	
Roofing Adj	+ 4.66	Garage Cost	+		
Subfloor Adj	+ -1.22	Total RCN	=	162,866	
Heat/Cool Adj	+ 11.47	Depreciation ( 24%)	-	39,088	
Plumbing Adj	+ 7.68	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	123,778	
Adj Base Cost	= 132.83	Lot Value	+	59,202	
Total Area	x 1,200	Indicated Value	=	182,980	
Adjusted Cost	= 159,396	Value Per SqFt		152.48	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,778		
Lot Value	59,202		
Indicated Value	182,980	152.48	Per SqFt
Agland Value			
Site Improvements	2,825		
Total Value	185,805	154.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41615	16x4		64	24.07		1,540
PATO	SLAB PORCH - OPEN	41616	16x12		192	10.05		1,930



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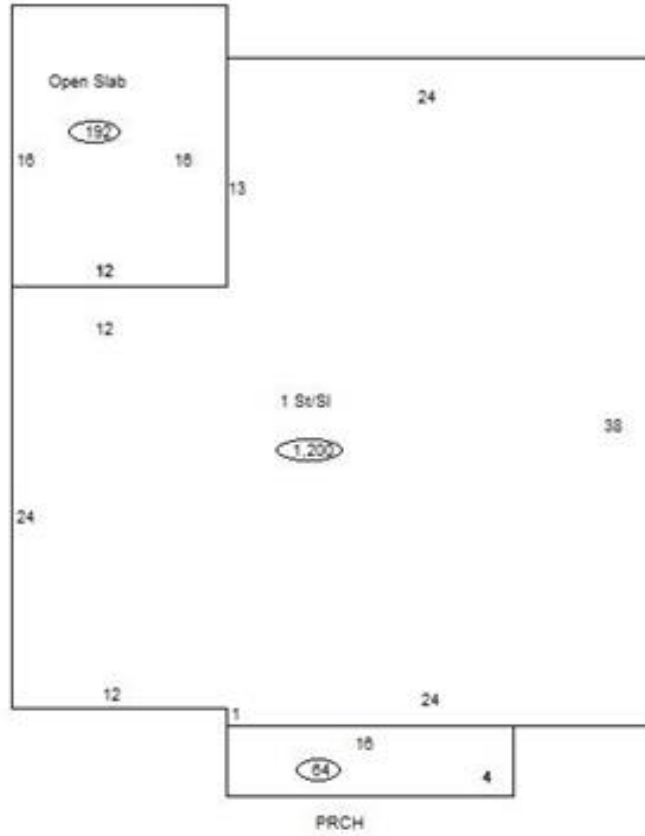
Date 04/16/2026

Time 22:41:29

Page 3

### Sketch Image

660017235



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,200	1.000	1,200
2	M	PRCH		10	PRCH	64	1.000	64
3	M	PATO		10	Open Slab	192	1.000	192
<b>Total Building Area</b>						1,200		1,200



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Page 4

660017235

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160)	3,923		3,923	1,098
				2,825