



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:59:53
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Assessment Data					Primary Image																																																																																																																				
Account 660020025 Parcel ID 22N16E-23-2-00000-000-0000 Cadastral ID 23-22-16-02420 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 325632 ZICKEFOOSE, RODNEY & HEATHER 14201 E 445 RD CLAREMORE OK 74017-3480 Parcel Location Situs 14201 E 445 RD Subdivision Lot/Block / Parcel Size 17.2 - Acres Sec/Twn/Rng 23 / 22 / 16 / 2 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p style="text-align: right; color: orange;">12/19/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-19\IMG_001 12/20/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.37507213 -95.57404623 NW SE NW & E 309.375 SW NW LESS E 261' S 363'																																																																																																																									
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Lot Data	Square-Foot - NBHD 2216 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	2	
Non-Ag Acres	17.0907	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	744,471.00 x .25 = 183,742	
Factor Value		
Adjustments	1.0000	
Lot Value	183,742	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31



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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	185,806	132.72	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.31	Total Misc Impr	+	20,921			
Roofing Adj	+ 4.31	Garage Cost	+	17,418			
Subfloor Adj	+ 1.15	Total RCN	=	210,399			
Heat/Cool Adj	+ 11.47	Depreciation (41%)	-	86,264			
Plumbing Adj	+ 12.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,135			
Adj Base Cost	= 122.90	Lot Value	+	183,742			
Total Area	x 1,400	Indicated Value	=	307,877			
Adjusted Cost	= 172,060	Value Per SqFt		219.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,135		
Lot Value	183,742		
Indicated Value	307,877	219.91	Per SqFt
Agland Value			
Site Improvements	8,252		
Total Value	316,129	225.81	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	48964	74x6		444	22.97		10,199
PRCH	SLAB PORCH - COVERED	48965	30x8		240	23.44		5,626



Rogers

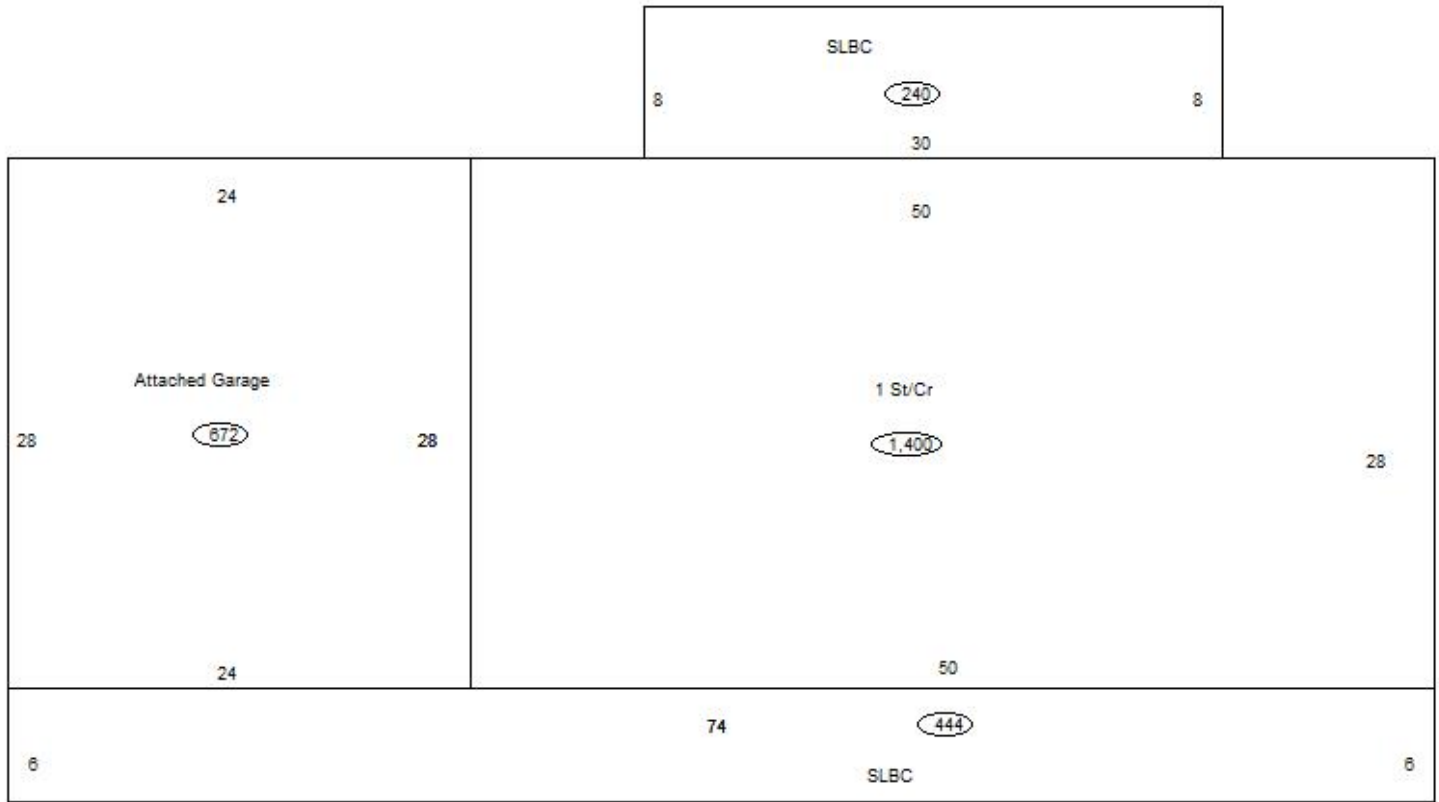
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Sketch Image

660020025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,400	1.000	1,400
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	444	1.000	444
4	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,440
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (9.88 x 1,440)	14,227		14,227	7,114	7,113
	LT	LEAN-TO	0x0x0			576
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 576)	1,682		1,682	841	841
	LF	LOAFING SHED	10x10x0			100
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 100)	426		426	128	298