



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:00:08  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020049 <b>Parcel ID</b> 22N16E-23-4-00000-000-0000 <b>Cadastral ID</b> 23-22-16-04900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 41314 BEST, SAM A JR & DORCUS EARLENE  14645 E 450 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14645 E 450 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.07 - Acres <b>Sec/Twn/Rng</b> 23 / 22 / 16 / 4 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.36585976 -95.56770732																																																																																																																									
<b>Legal Description</b> S2 SW SE BEG; S/L 2161.28' W SE/C; N 309'; E PAR S/L 162.9' N 2-44 E 94'; E TO A PT 1790. 76' W OF E/L OF SEC; S 403' TO PT ON S/L 1790 76' W OF SE/C; W 370.52' TO POB					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.4028	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	148,226.00 x .39 = 57,959	
Factor Value		
Adjustments	1.0000	
Lot Value	57,959	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,090 / 2,090
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 52



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-19\IMG\_00 12/20/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	147,083	70.37	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	83.76	Total Misc Impr	+	11,611			
Roofing Adj	+ 3.79	Garage Cost	+				
Subfloor Adj	+ 2.19	Total RCN	=	228,971			
Heat/Cool Adj	+ 10.30	Depreciation ( 60%)	-	137,383			
Plumbing Adj	+ 3.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	91,588			
Adj Base Cost	= 104.00	Lot Value	+	57,959			
Total Area	x 2,090	Indicated Value	=	149,547			
Adjusted Cost	= 217,360	Value Per SqFt		71.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,588		
Lot Value	57,959		
Indicated Value	149,547	71.55	Per SqFt
Agland Value			
Site Improvements	49,867		
Total Value	199,414	95.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2015	1	0.00	
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	49018	24x9			216	22.80	4,925
CPDT	CARPORT - DETACHED	141834	30x22			660	10.13	6,686



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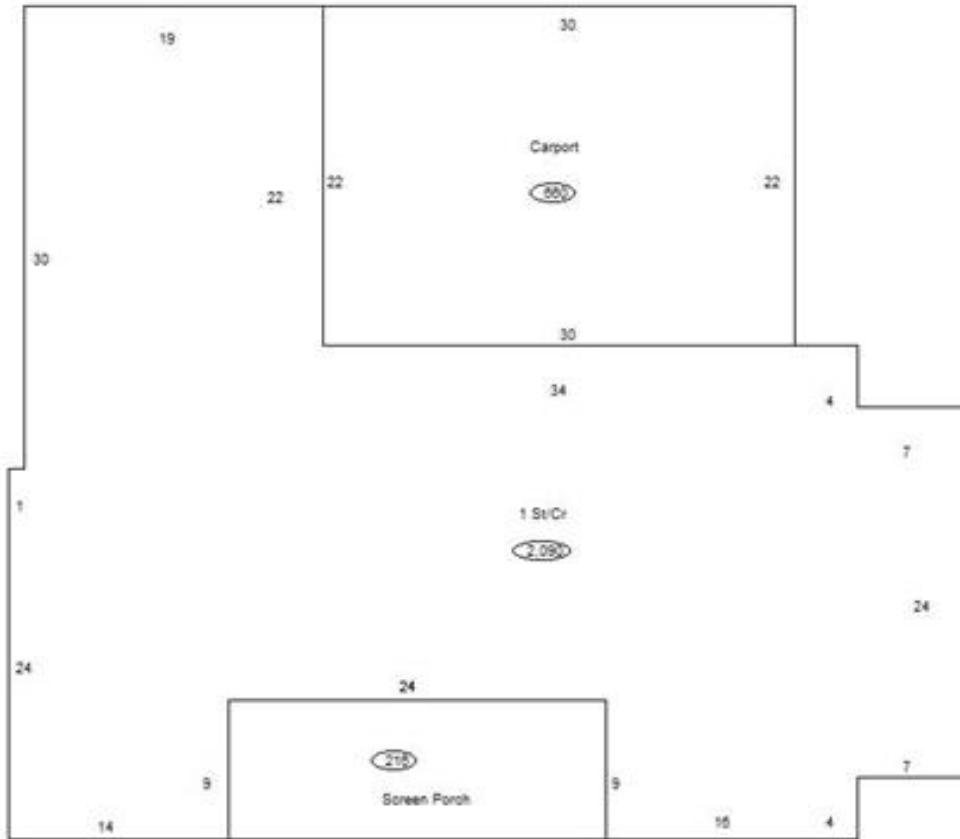
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### Sketch Image

660020049



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,090	1.000	2,090
2	M	EPKS		10	Screen Porch	216	1.000	216
3	M	CPDT		10	Carport	660	1.000	660
<b>Total Building Area</b>						<b>2,090</b>		<b>2,090</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			864	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.28 x 864)		27,026		27,026	6,757	20,269
	BARN	BARN	0x0x0			940	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.48 x 940)		9,851		9,851	985	8,866
	UTIL	SHOP BUILDING	20x30x0			600	
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.28 x 600)		18,768		18,768	938	17,830
	LT	LEAN-TO	28x30x0			840	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 840)		2,453		2,453	123	2,330
	LF	LOAFING SHED	14x16x0			224	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 224)		954		954	382	572