



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 660020625 Parcel ID 000000-00-0-00144-002-0002 Cadastral ID 24-22-17-00810 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 316495 TARVIN, MATTHEW RYAN 418 W 4TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 16104 S CEDAR RD Subdivision CEDARCREST Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 22 / 17 / 5 Neighborhood 1015 - R-V02-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					No Image On File																																							
Legal Description Lat/Long: 36.37849971 -95.44788585					Building Permits																																							
LOT 2 BLOCK 2 CEDARCREST					<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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Parcel Valuation					Sale History																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																																			
Remove Cap	2016	Land Value	40,649	17,363	11%	1,910	Assessed	1,910	187.79																																			
Year Frozen	0	Improvements	0	0		0	Penalty	0																																				
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																			
TIF Project ID	0	Total Value	40,649	17,363		1,910	Total Taxable	1,910	188.00																																			
Assessment History																																												
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																			
2025	2025-660020625	TARVIN, MATTHEW RYAN			94	40,649	0	1,819	179.00																																			
2024	2024-660020625	TARVIN, MATTHEW RYAN			94	40,649	0	1,733	182.00																																			
2023	2023-660020625	TARVIN, MATTHEW RYAN			94	15,000	0	1,650	176.00																																			
2022	2022-660020625	TARVIN, MATTHEW RYAN			94	15,000	0	1,650	177.00																																			
2021	2021-660020625	TARVIN, MATTHEW RYAN			94	15,000	0	1,650	172.00																																			
2020	2020-660020625	TARVIN, MATTHEW RYAN			94	15,000	0	1,650	171.00																																			
2019	2019-660020625	TARVIN, MATTHEW RYAN			94	15,000	0	1,650	169.00																																			
2018	2018-660020625	TARVIN, MATTHEW RYAN			94	15,000	0	1,650	171.00																																			
2017	2017-660020625	TARVIN, MATTHEW RYAN			94	15,000	0	1,650	168.00																																			
2016	2016-660020625	TARVIN, MATTHEW RYAN			94	15,000	0	1,650	168.00																																			
2015	2015-660020625	HILL, JOSHUA AARON			94	32,500	0	2,117	221.00																																			
2014	2014-660020625	HILL, JOE ARLO &			94	32,500	0	2,017	206.00																																			
2013	2013-660020625	HILL, JOE ARLO &			94	32,500	0	1,921	193.00																																			



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Lot Data		Square-Foot - NBHD 1015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	14000							
Non-Ag Acres	4.8317							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	210,470.00 x .19 = 40,649							
Factor Value								
Adjustments	1.0000							
Lot Value	40,649							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	40,649				
Total Area	x	Indicated Value	=	40,649				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	40,649							
Indicated Value	40,649	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	40,649	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value