



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 660021017 Parcel ID 22N16E-25-2-00000-000-0000 Cadastral ID 25-22-16-00600 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 39764 HAYNES, BEULAH J 15404 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15404 E 450 RD Subdivision Lot/Block / Parcel Size 100 - Acres Sec/Twn/Rng 25 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-27\IMG_001 12/27/2022</p>														
Legal Description Lat/Long: 36.36298335 -95.55612394																			
N2 NW & N2 SE NW					Building Permits <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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax											
Remove Cap	0	Land Value 9,635	9,635	11%	1,060	Assessed	23,408	2,301.47											
Year Frozen	0	Improvements 256,718	203,163		22,348	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00											
TIF Project ID	0	Total Value 266,353	212,798		23,408	Total Taxable	22,408	2,213.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660021017	HAYNES, BEULAH J	94	251,860	1000	21,726	2,146.00												
2024	2024-660021017	HAYNES, BEULAH J	94	246,446	1000	21,064	2,221.00												
2023	2023-660021017	HAYNES, BEULAH J	94	232,331	1000	20,422	2,197.00												
2022	2022-660021017	HAYNES, BEULAH J	94	231,161	1000	19,798	2,150.00												
2021	2021-660021017	HAYNES, BEULAH J	94	225,186	1000	19,192	2,016.00												
2020	2020-660021017	HAYNES, BEULAH J	94	227,290	1000	18,604	1,949.00												
2019	2019-660021017	HAYNES, ERNEST E SR & BEULAH J	94	215,442	1000	18,033	1,862.00												
2018	2018-660021017	HAYNES, ERNEST E SR & BEULAH J	94	226,837	1000	17,479	1,824.00												
2017	2017-660021017	HAYNES, ERNEST E SR & BEULAH J	94	224,352	1000	16,941	1,745.00												
2016	2016-660021017	HAYNES, ERNEST E SR & BEULAH J	94	218,705	1000	16,418	1,685.00												
2015	2015-660021017	HAYNES, ERNEST E SR & BEULAH J	94	192,735	1000	15,911	1,668.00												
2014	2014-660021017	HAYNES, ERNEST E SR & BEULAH J	94	197,188	1000	15,418	1,586.00												
2013	2013-660021017	HAYNES, ERNEST E SR & BEULAH J	94	188,772	1000	14,940	1,515.00												



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,052 / 1,052
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 72



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	103.55	Total Misc Impr	+ 13,782				
Roofing Adj	+ 4.25	Garage Cost	+ 136,561				
Subfloor Adj	+ 2.49	Total RCN	= 105,152				
Heat/Cool Adj	+ 1.65	Depreciation (77%)	- 0				
Plumbing Adj	+ 4.77	Lump Sums	+ 31,409				
Basement Adj	+ 0.00	RCNLD	= 116.71				
Adj Base Cost	= 116.71	Lot Value	+ 31,409				
Total Area	x 1,052	Indicated Value	= 122,779				
Adjusted Cost	= 122,779	Value Per SqFt	29.86				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,409		
Lot Value			
Indicated Value	31,409	29.86	Per SqFt
Agland Value	9,635		
Site Improvements	59,945		
Total Value	132,398	125.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51321	24x8		192	20.69		3,972
EPSW	ENCLOSED PORCH - SOLID WALL	51322	18x10		180	54.50		9,810



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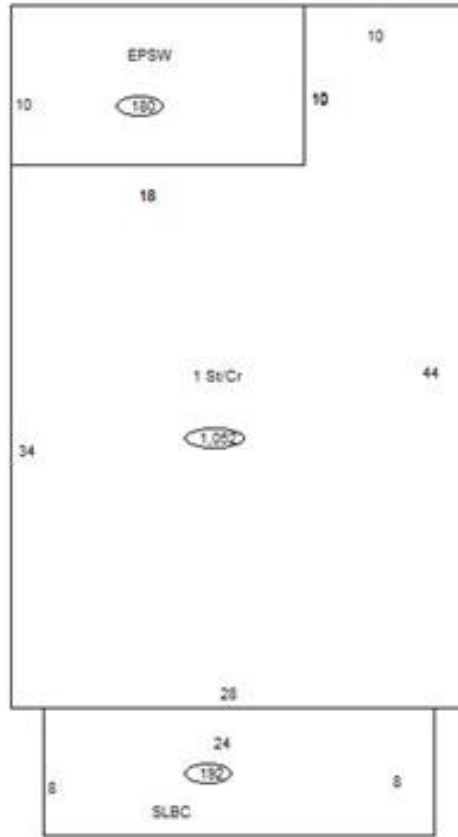
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,052	1.000	1,052
2	M	PRCH		10	SLBC	192	1.000	192
3	M	EPSW		10	EPSW	180	1.000	180
Total Building Area						1,052		1,052



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	32x60x0			1,920
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.23 x 1,920)	17,722		17,722	14,178	3,544
	LF	LOAFING SHED	0x0x0			112
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 112)	477		477	191	286
	LF	LOAFING SHED	0x0x0			112
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 112)	477		477	191	286
	HS	HAY SHED	0x0x0			1,080
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 1,080)	5,054		5,054	3,538	1,516
	DTGF	DETACHED GARAGE FAIR	0x0x0			400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 400)	6,400		6,400	3,840	2,560
	UTIL	SHOP BUILDING	30x30x0			900
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 900)	26,973		26,973	4,046	22,927
	UTIL	SHOP BUILDING	22x26x0			572
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 572)	17,143		17,143	4,286	12,857



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO				396	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 396)		1,156		1,156	289	867
	BARN	BARN				1,140	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (10.29 x 1,140)		11,731		11,731	4,692	7,039
	LT	LEAN-TO				324	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 324)		946		946	237	709
	BARN	BARN				600	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 600)		6,288		6,288	2,515	3,773
	LT	LEAN-TO				1,560	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,560)		4,555		4,555	1,367	3,188
	STF	STG FAIR				120	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562		562	169	393
	STF	STG FAIR					
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,564 / 2,436
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code Adusted R Indicated Value

Direct Comparables
Selection Model A Adam Test Adjustment Model NewTest Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	94.78	Total Misc Impr	+ 13,787	Roofing Adj	+ 3.17	Garage Cost	+ 16,627
Subfloor Adj	+ 0.00	Total RCN	= 318,008	Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 152,644
Plumbing Adj	+ 7.47	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 165,364
Adj Base Cost	= 118.06	Lot Value	+ 165,364	Total Area	x 2,436	Indicated Value	= 165,364
		Value Per SqFt	67.88	Adjusted Cost	= 287,594		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,364		
Lot Value			
Indicated Value	165,364	67.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	165,364	67.88	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	51325	13x5		65	26.73		1,737
PRCH	SLAB PORCH - COVERED	51326	246		246	26.16		6,435



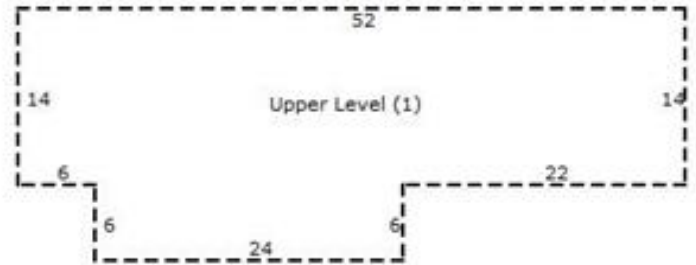
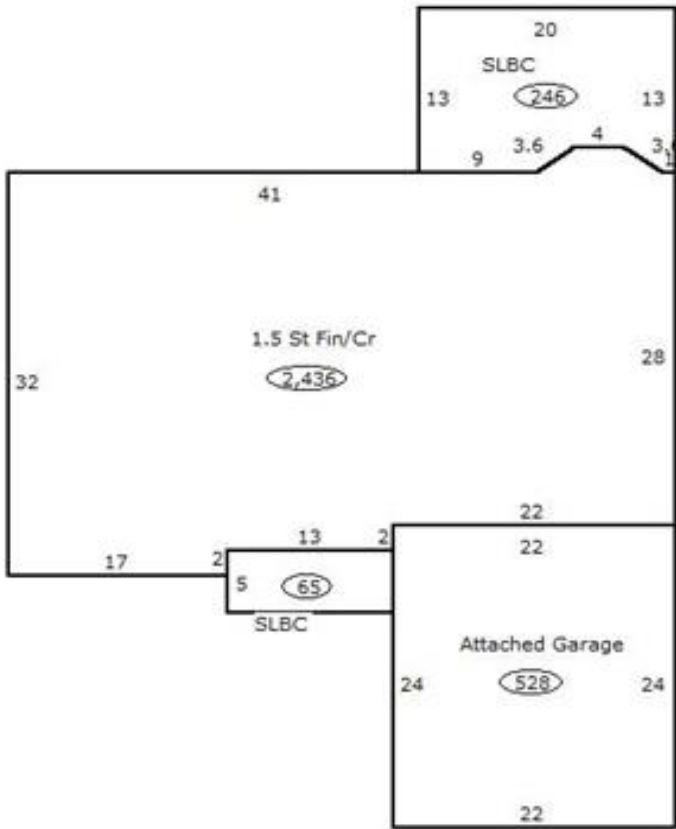
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,564	1.558	2,436
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	65	1.000	65
4	M	PRCH		13	SLBC	246	1.000	246
5	U	^UL		13	Upper Level (1)	872	1.000	872
Total Building Area						1,564		2,436



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			22.163	92	92	2,035	2,035
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			35.365	122	122	4,329	4,329
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.028	54	54	1	1
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			7.794	168	168	1,309	1,309
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.713	192	192	329	329
HC	HECTOR STONY SANDY LOAM	TMBR	20			15.375	36	36	554	554
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			14.172	63	63	893	893
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			.340	187	187	64	64
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.427	85	85	121	121
W	WATER	TMBR	0			1.622	0	0	0	0
TMBR Totals						100.000			9,635	9,635
Total Agland						100.000			9,635	9,635