



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:58:45
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Assessment Data					Primary Image																																																																																																																				
Account 660022260 Parcel ID 22N16E-26-1-00000-000-0000 Cadastral ID 26-22-16-00600 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 39954 DURAND, JEAN & CHRISTOPHER JOHN SCHAFFER 14696 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14696 E 450 RD Subdivision Lot/Block / Parcel Size 14 - Acres Sec/Twn/Rng 26 / 22 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36439747 -95.56729091 E2 NW NW NE & NE NW NE LESS N 315' E 138' THEREOF																																																																																																																									
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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	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,232 / 1,232
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 45

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	91.13	Total Misc Impr	+ 27,987				
Roofing Adj	+ 4.07	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 154,070				
Heat/Cool Adj	+ 0.76	Depreciation (55%)	- 84,739				
Plumbing Adj	+ 4.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 69,331				
Adj Base Cost	= 102.34	Lot Value	+ 0				
Total Area	x 1,232	Indicated Value	= 69,331				
Adjusted Cost	= 126,083	Value Per SqFt	56.28				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,331		
Lot Value			
Indicated Value	69,331	56.28	Per SqFt
Agland Value	2,276		
Site Improvements	31,530		
Total Value	103,137	83.72	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	54479	546		546	19.90		10,865
PRCH	SLAB PORCH - COVERED	54480	20x5		100	20.98		2,098
EPSW	ENCLOSED PORCH - SOLID WALL	54481	24x8		192	54.41		10,447



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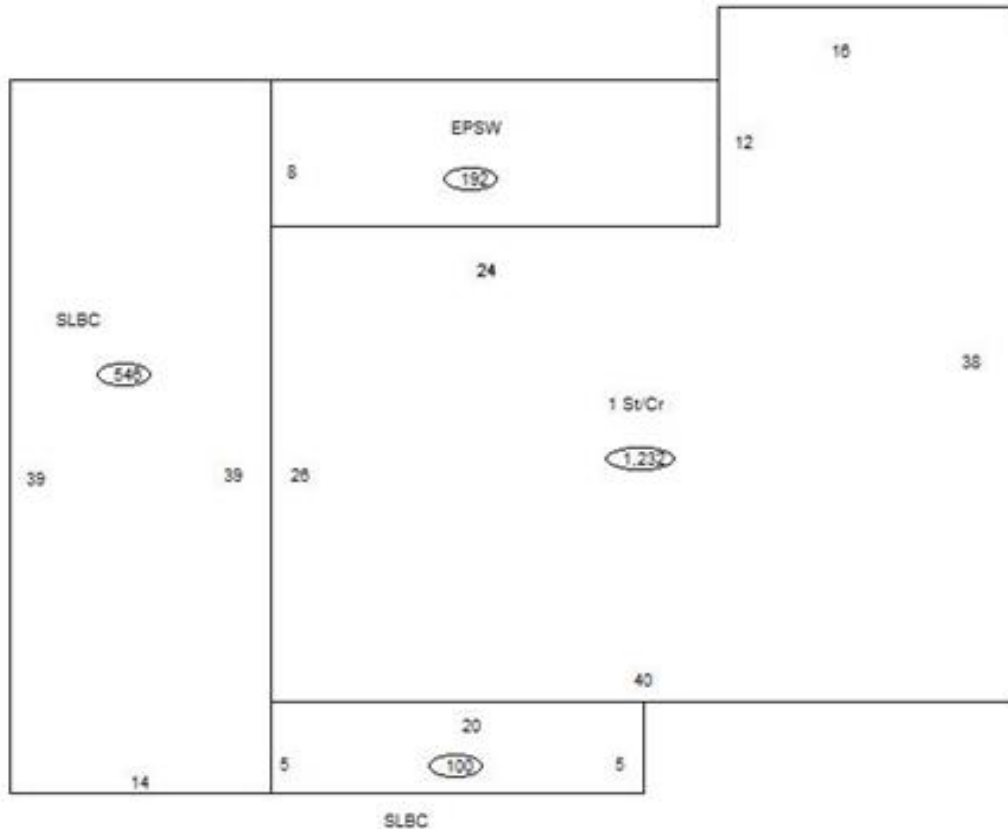
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	546	1.000	546
2	M	PRCH		10	SLBC	100	1.000	100
3	M	EPSW		10	EPSW	192	1.000	192
4	R	1	Crawl	10	1 St/Cr	1,232	1.000	1,232
Total Building Area						1,232		1,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual 2	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 720)		22,522		22,522	9,009	13,513
	UTIL	SHOP BUILDING	0x0x0			960	
	Qual 2	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 960)		30,029		30,029	12,012	18,017
	BARN	BARN	0x0x0			1,300	
	Qual 3	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (10.07 x 1,300)		13,091		13,091	13,091	



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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	IMP PST	51		0	3.000	143	143	428	428
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	11.000	168	168	1,848	1,848
IMP PST Totals						14.000			2,276	2,276
Total Agland						14.000			2,276	2,276