



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	660022264													
Parcel ID	22N16E-26-2-00000-000-0000													
Cadastral ID	26-22-16-01100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	320692													
NEVILLS, MIRANDA R														
14134 E 450TH RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	14134 E 450 RD													
Subdivision														
Lot/Block	/	Parcel Size	7.3 - Acres											
Sec/Twn/Rng	26 / 22 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.36481785 -95.57648025														
N 590.29' NW NW LYING NW RR/ ROW, LESS W 400' THEREOF.														
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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2611/637	SMITH, MICHAEL J & TERESA L	01/09/2017	98,500	YES					
H	Homestead	No	1,000		2579/470	CLATTENBURN, PEGGY	09/14/2016	61,000	19					
					2434/720	FRANCIS, WENDELL L &	10/21/2014	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	2018	Land Value	97,811	68,057	11%	7,486	Assessed	12,370	1,216.22					
Year Frozen	2005	Improvements	44,392	44,392		4,884	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	142,203	112,449		12,370	Total Taxable	11,370	1,128.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660022264	NEVILLS, MIRANDA R	94	143,291	1000	11,008	1,092.00							
2024	2024-660022264	NEVILLS, MIRANDA R	94	152,639	1000	10,660	1,132.00							
2023	2023-660022264	NEVILLS, MIRANDA R	94	102,908	1000	10,320	1,118.00							
2022	2022-660022264	NEVILLS, MIRANDA R	94	104,398	1000	10,434	1,141.00							
2021	2021-660022264	NEVILLS, MIRANDA R	94	100,912	1000	10,101	1,069.00							
2020	2020-660022264	NEVILLS, MIRANDA R	94	99,353	0	10,929	1,137.00							
2019	2019-660022264	NEVILLS, MIRANDA R	94	96,335	0	10,597	1,087.00							
2018	2018-660022264	NEVILLS, MIRANDA R	94	100,308	0	11,034	1,143.00							
2017	2017-660022264	NEVILLS, MIRANDA R	94	99,819	0	10,980	1,123.00							
2016	2016-660022264	SMITH, MICHAEL J & TERESA L	94	48,037	0	3,554	362.00							
2015	2015-660022264	CLATTENBURN, PEGGY	94	46,494	0	3,451	359.00							
2014	2014-660022264	FRANCIS, WENDELL L &	94	49,087	1000	2,351	251.00							
2013	2013-660022264	FRANCIS, WENDELL L &	94	48,980	1000	2,350	247.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 6.6271 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 288,678.00 x .34 = 97,811 Factor Value Adjustments 1.0000 Lot Value 97,811		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,556 / 1,556
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	1954 / 72

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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	82,631 53.10 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	98.94	Total Misc Impr	+ 16,800				
Roofing Adj	+ 3.86	Garage Cost	+ 0				
Subfloor Adj	+ 2.36	Total RCN	= 186,622				
Heat/Cool Adj	+ 0.76	Depreciation (77%)	- 143,699				
Plumbing Adj	+ 3.22	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 42,923				
Adj Base Cost	= 109.14	Lot Value	+ 97,811				
Total Area	x 1,556	Indicated Value	= 140,734				
Adjusted Cost	= 169,822	Value Per SqFt	90.45				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,923		
Lot Value	97,811		
Indicated Value	140,734	90.45	Per SqFt
Agland Value			
Site Improvements	1,469		
Total Value	142,203	91.39	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	54488	30x7		210	20.63	4,332
EPSW	ENCLOSED PORCH - SOLID WALL	54489	12x12		144	54.80	7,891



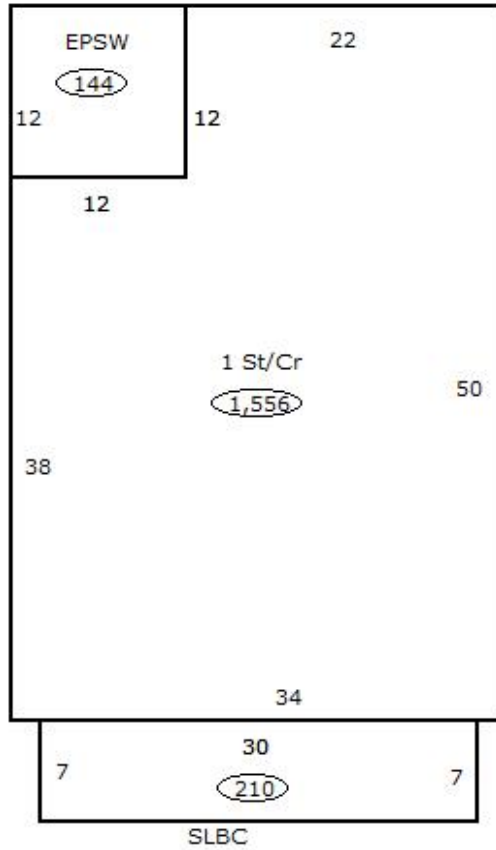
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,556	1.000	1,556
2	M	PRCH		13	SLBC	210	1.000	210
3	M	EPSW		13	EPSW	144	1.000	144
Total Building Area						1,556		1,556



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 360)		3,773		3,773	2,641	1,132
	STF	STG FAIR	0x0x0			240	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 240)		1,123		1,123	786	337