



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
<b>Account</b> 660022272 <b>Parcel ID</b> 22N16E-26-1-00000-000-0000 <b>Cadastral ID</b> 26-22-16-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 340208 LEONARD, ROGER & JEANINE  14736 E 450 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14736 E 450 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 26 / 22 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																							
<b>Legal Description</b> Lat/Long: 36.36492394 -95.56573915																																							
<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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<b>Exemptions</b>					<b>Sale History</b>																																		
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<b>Parcel Valuation</b>																																							
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	98.320	<b>Current Tax</b>																														
<b>Remove Cap</b>	2023		<b>Land Value</b> 103,056	103,056	11%	11,336	<b>Assessed</b>	17,617	1,732.10																														
<b>Year Frozen</b>	2005		<b>Improvements</b> 57,102	57,102		6,281	<b>Penalty</b>	0																															
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00																														
<b>TIF Project ID</b>	0		<b>Total Value</b> 160,158	160,158		17,617	<b>Total Taxable</b>	17,617	1,732.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660022272	LEONARD, ROGER &			94	158,183	0	17,400	1,711.00																														
2024	2024-660022272	LEONARD, ROGER &			94	165,000	0	18,150	1,900.00																														
2023	2023-660022272	LEONARD, ROGER &			94	165,000	0	18,150	1,938.00																														
2022	2022-660022272	MESA GROUP LLC			94	82,212	0	9,043	975.00																														
2021	2021-660022272	FOX, GLENDA			94	44,329	2000	972	134.00																														
2020	2020-660022272	FOX, GLENDA			94	44,737	2000	971	127.00																														
2019	2019-660022272	FOX, GLENDA			94	43,607	2000	971	126.00																														
2018	2018-660022272	FOX, GLENDA			94	46,024	2000	971	127.00																														
2017	2017-660022272	FOX, GLENDA			94	45,820	2000	971	126.00																														
2016	2016-660022272	FOX, GLENDA			94	44,856	2000	971	125.00																														
2015	2015-660022272	FOX, GLENDA			94	47,645	2000	971	127.00																														
2014	2014-660022272	FOX, GLENDA			94	49,372	2000	971	120.00																														
2013	2013-660022272	FOX, GLENDA			94	50,178	2000	971	118.00																														




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0254 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,664.00 x .87 = 38,819 <b>Factor Value</b> <b>Adjustments</b> 2.6548 <b>Lot Value</b> 103,056		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Wood
<b>Base/Total Area</b>	996 / 996
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Forced Air Furnace 200% Forced Air Furnac
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1965 / 46

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	62,372	62.62	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	57,102		
<b>Lot Value</b>	103,056		
<b>Indicated Value</b>	160,158	160.80	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	160,158	160.80	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.04	<b>Total Misc Impr</b>	+	6,327			
<b>Roofing Adj</b>	+ 4.41	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 2.56	<b>Total RCN</b>	=	126,893			
<b>Heat/Cool Adj</b>	+ 10.01	<b>Depreciation ( 55%)</b>	-	69,791			
<b>Plumbing Adj</b>	+ 5.03	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	57,102			
<b>Adj Base Cost</b>	= 121.05	<b>Lot Value</b>	+	103,056			
<b>Total Area</b>	x 996	<b>Indicated Value</b>	=	160,158			
<b>Adjusted Cost</b>	= 120,566	<b>Value Per SqFt</b>		160.80			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	54503	14x6		84	55.29		4,644
PRCH	SLAB PORCH - COVERED	54504	20x4		80	21.04		1,683



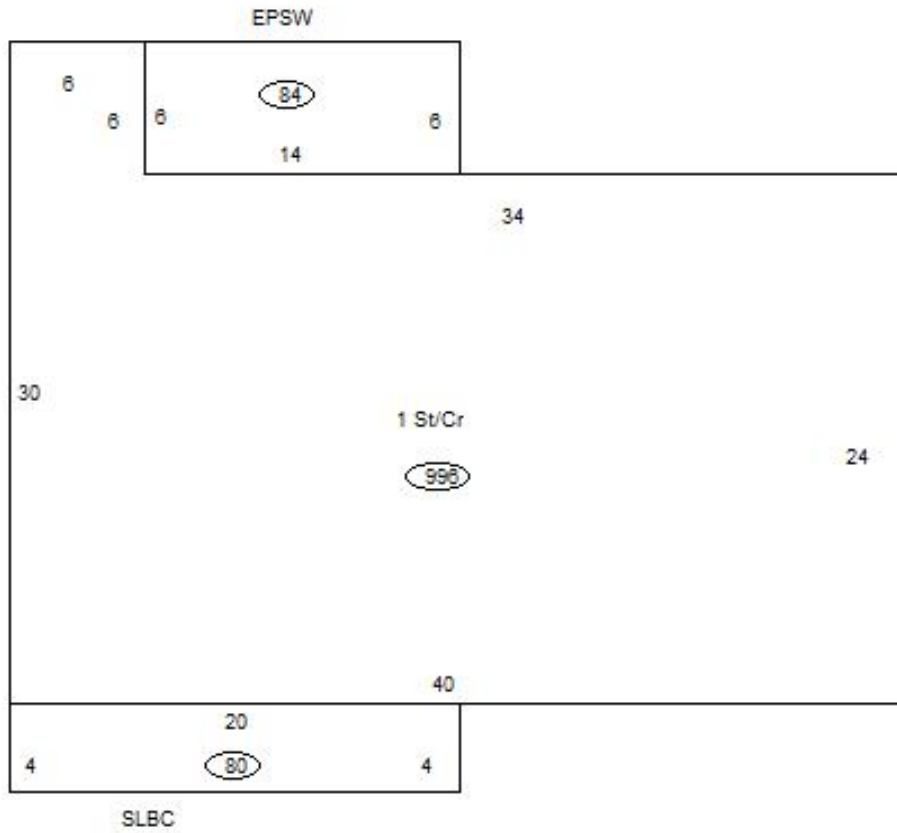
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Sketch Image

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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	996	1.000	996
2	M	EPSW		10	EPSW	84	1.000	84
3	M	PRCH		10	SLBC	80	1.000	80
<b>Total Building Area</b>						996		996



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )						