



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:58:56  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022281 <b>Parcel ID</b> 22N16E-26-4-00000-000-0000 <b>Cadastral ID</b> 26-22-16-02600 <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> 312425 VANOVER, MORGAN & AUSTIN  14463 E 460 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14463 E 460 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 26 / 22 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-5\IMG_0036. 1/5/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.35157045 -95.56968838 TR BEG AT SW/C W2 SW SE, TH E 192.11'; N 6-30-11 W 115.47' TH N 30-9-55 W 99.09', N 406.87', W 129.32' TO W/L W2 SW SE TH S TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.0609		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	89,775.00 x .65 = 58,030		
Factor Value			
Adjustments	1.0000		
Lot Value	58,030		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-5\IMG\_0036. 1/5/2023

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	1,372 / 1,372
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,372
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	207,422	151.18	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	98.82	Total Misc Impr	+ 3,693
Roofing Adj	+ 4.06	Garage Cost	+ 11,285
Subfloor Adj	+ 0.00	Total RCN	= 162,180
Heat/Cool Adj	+ 0.76	Depreciation ( 49%)	- 79,468
Plumbing Adj	+ 3.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 82,712
Adj Base Cost	= 107.29	Lot Value	+ 58,030
Total Area	x 1,372	Indicated Value	= 140,742
Adjusted Cost	= 147,202	Value Per SqFt	102.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,712		
Lot Value	58,030		
Indicated Value	140,742	102.58	Per SqFt
Agland Value			
Site Improvements	75,086		
Total Value	215,828	157.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54527	56		56	21.12		1,183
PRCH	SLAB PORCH - COVERED	54528	12x10		120	20.92		2,510



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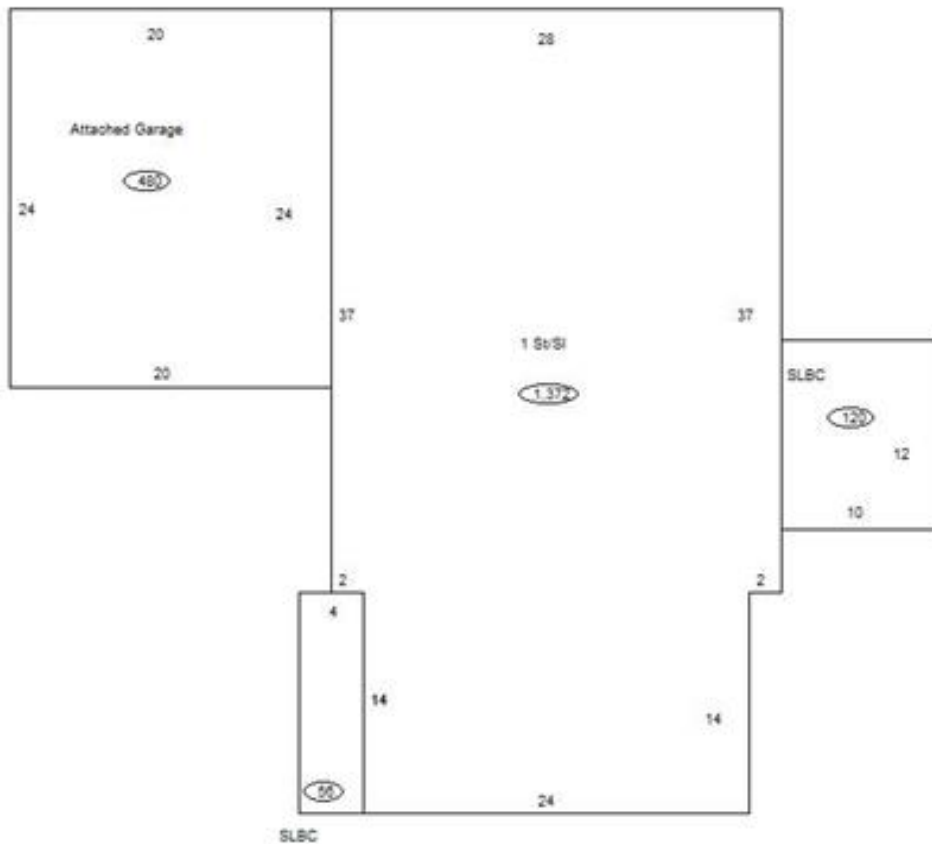
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### Sketch Image

660022281



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,372	1.000	1,372
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PRCH		10	SLBC	120	1.000	120
<b>Total Building Area</b>						<b>1,372</b>		<b>1,372</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x60x0		Formed Metal	2,400
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.82 x 2,400)		76,368	76,368	2,291	74,077
	STF	STG FAIR	0x0x0			308
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 308)		1,441	1,441	432	1,009