



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:04:45  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022283 <b>Parcel ID</b> 22N16E-26-4-00000-000-0000 <b>Cadastral ID</b> 26-22-16-02800 <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> 40114 THOMAS, MARTHA JANE  14605 E 460 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14605 E 460 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 26 / 22 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.35194377 -95.56818724																																																																																																																									
<b>Legal Description</b> E 260.89' OF S 834.84' W2 SW SE					<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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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> 4.8659 <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> 211,958.00 x .39 = 82,467 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 82,467		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 3 - Average <b>Architecture</b> <b>Style</b> 100% 1 1/2 Story Finished <b>Exterior Wall</b> 100% Veneer, Stone <b>Base/Total Area</b> 1,458 / 2,484 <b>Style</b> 100% 1 1/2 Story Finished <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 1,458 <b>Fixture/RghIn</b> 14 / <b>Bed/F/H Bath</b> 3 / 2.5 / <b>Basement Area</b> <b>Garage Type</b> 483 Attached Garage - Unfinished <b>Remodel</b> <b>Year/Eff Age</b> 1977 / 37		

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-5\IMG\_0034. 1/5/2023

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,458 / 2,484
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,458
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	483 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

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>	276,540	111.33	Per SqFt

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

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	98.73	<b>Total Misc Impr</b>	+	10,650	
<b>Roofing Adj</b>	+ 2.94	<b>Garage Cost</b>	+	15,499	
<b>Subfloor Adj</b>	+ -1.38	<b>Total RCN</b>	=	326,191	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 44%)</b>	-	143,524	
<b>Plumbing Adj</b>	+ 7.86	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	182,667	
<b>Adj Base Cost</b>	= 120.79	<b>Lot Value</b>	+	82,467	
<b>Total Area</b>	x 2,484	<b>Indicated Value</b>	=	265,134	
<b>Adjusted Cost</b>	= 300,042	<b>Value Per SqFt</b>		106.74	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	182,667		
<b>Lot Value</b>	82,467		
<b>Indicated Value</b>	265,134	106.74	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	26,588		
<b>Total Value</b>	291,722	117.44	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	54537	19x6		114	26.57		3,029
PATO	SLAB PORCH - OPEN	54538	188		188	10.67		2,006



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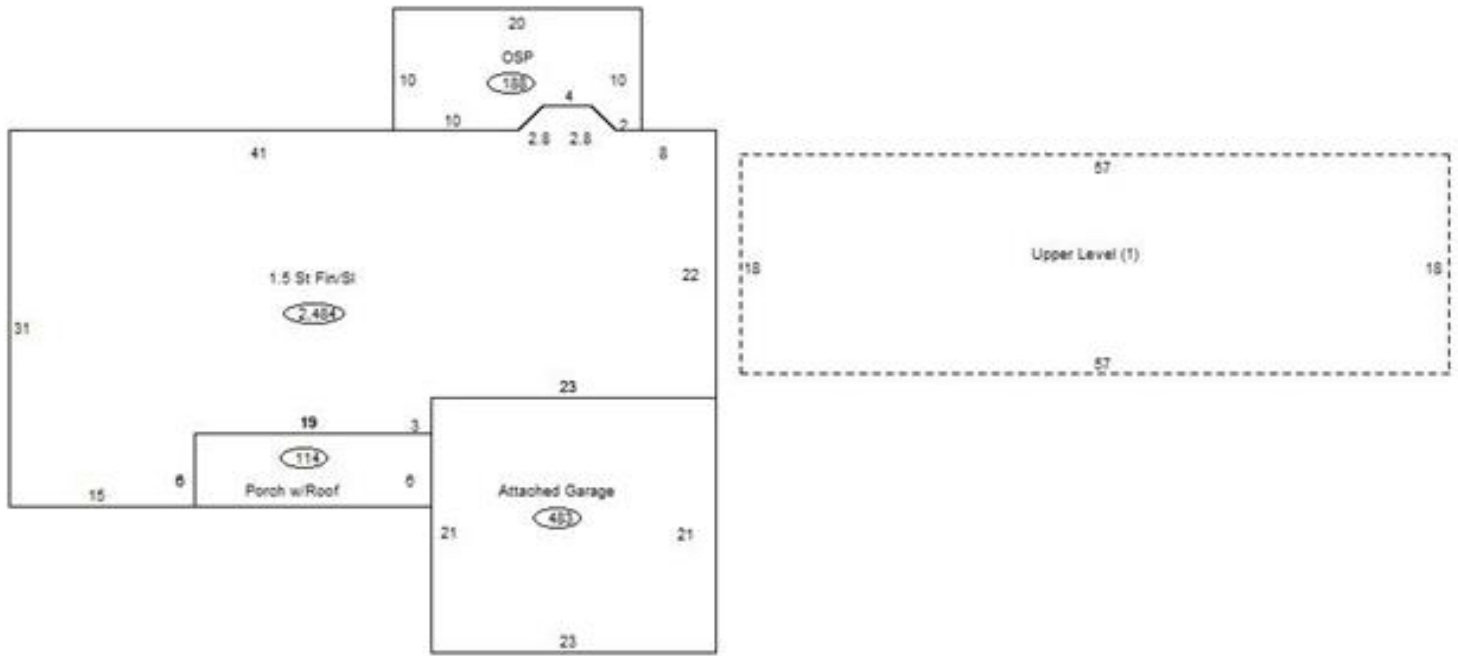
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Sketch Image

660022283



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,458	1.704	2,484
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	114	1.000	114
4	M	PATO		13	Open Slab	188	1.000	188
5	U	^UL		13	Upper Level (1)	1,026	1.000	1,026
<b>Total Building Area</b>						1,458		2,484



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (31.28 x 1,000) 31,280		<b>Modifier Total</b>	<b>RCN</b> 31,280	<b>Depr (15% Phys/ % Func)</b> 4,692	<b>RCNLD</b> 26,588
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>