



# 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> 660022299 <b>Parcel ID</b> 000000-00-0-00840-001-0002 <b>Cadastral ID</b> 26-22-16-03600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 308796 LOFGREN, DAVID DEAN & JESSICA NICHOLE REVOCABLE TRUST 17867 S CEDAR AVE CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17867 S CEDAR AVE <b>Subdivision</b> TWIN CEDAR ESTATES 1 <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 22 / 16 / 5 <b>Neighborhood</b> 1029 - R-V01-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.35149695 -95.56603381 LOT 2 BLOCK 1 TWIN CEDAR ESTATES 1					<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>R2016 08 17</td> <td>R17-NEW 600 SQ FT POLE BARN 20X3</td> <td>08/2016</td> <td>10/2016</td> <td>11,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 08 17	R17-NEW 600 SQ FT POLE BARN 20X3	08/2016	10/2016	11,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1749 <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> 51,179.00 x 1.36 = 69,530 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 69,530		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,606 / 1,606
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,606
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	916 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2005 / 16

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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>	255,988	159.39	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.43	<b>Total Misc Impr</b>	+ 7,959				
<b>Roofing Adj</b>	+ 4.46	<b>Garage Cost</b>	+ 23,505				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 242,252				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 19%)</b>	- 46,028				
<b>Plumbing Adj</b>	+ 11.04	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 196,224				
<b>Adj Base Cost</b>	= 131.25	<b>Lot Value</b>	+ 69,530				
<b>Total Area</b>	x 1,606	<b>Indicated Value</b>	= 265,754				
<b>Adjusted Cost</b>	= 210,788	<b>Value Per SqFt</b>	165.48				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	196,224		
<b>Lot Value</b>	69,530		
<b>Indicated Value</b>	265,754	165.48	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	20,544		
<b>Total Value</b>	286,298	178.27	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	54586	16x10		160	23.72	3,795
PRCH	SLAB PORCH - COVERED	54587	22x8		176	23.66	4,164



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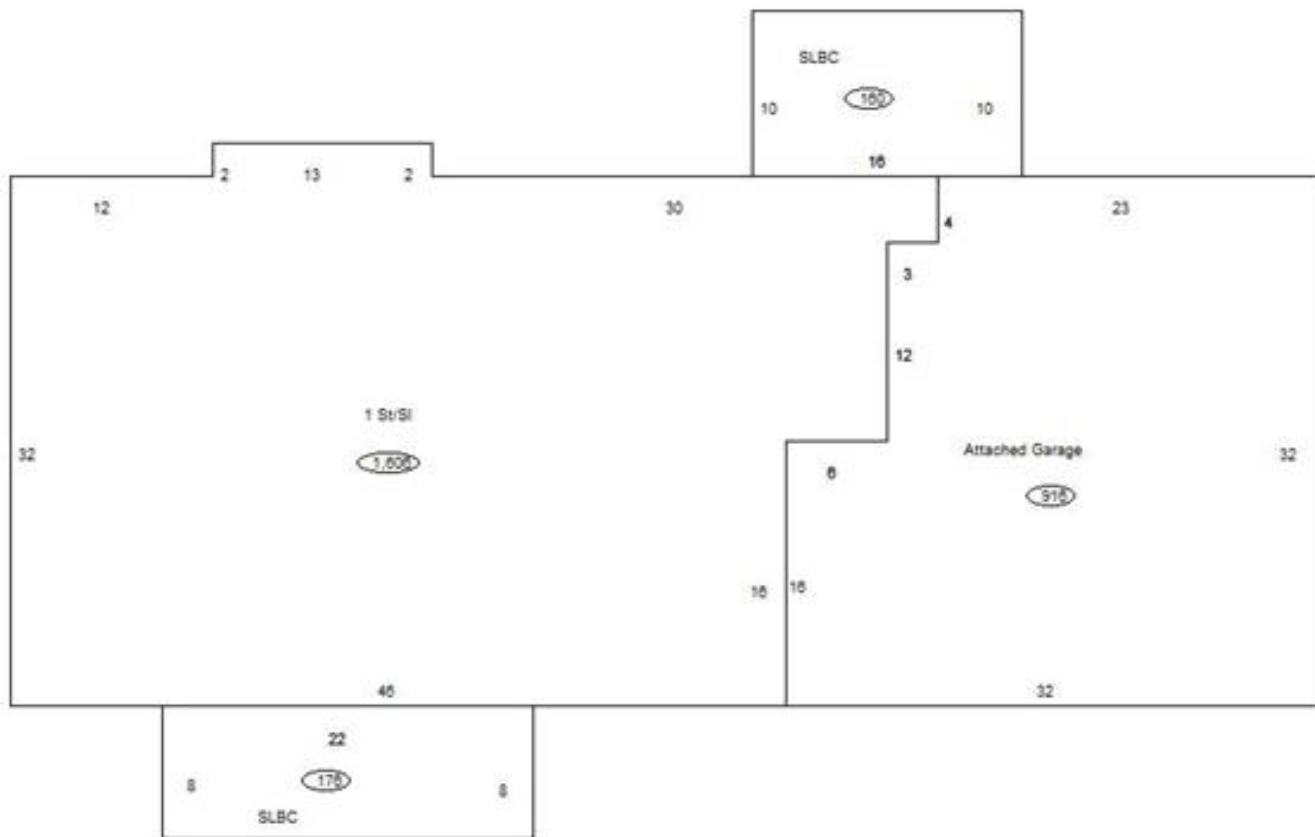
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,606	1.000	1,606
2	G	1	Slab	10	Attached Garage	916	1.000	916
3	M	PRCH	Slab	10	SLBC	160	1.000	160
4	M	PRCH	Slab	10	SLBC	176	1.000	176
<b>Total Building Area</b>						1,606		1,606



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x20x0			600
	Qual	Cond	Year	2016	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (34.24 x 600)		20,544		20,544	20,544
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					