



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:01:01  
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Assessment Data					Primary Image									
Account	660022304													
Parcel ID	000000-00-0-00840-001-0007													
Cadastral ID	26-22-16-03650													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	257500													
GOEDECKE, ROGER H &														
DEBRA J														
17725 S CEDAR AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17725 S CEDAR AVE													
Subdivision	TWIN CEDAR ESTATES 1													
Lot/Block	0007 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	26 / 22 / 16 / 5													
Neighborhood	1029 - R-V01-NE SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description														
Lot/Long: 36.35375201 -95.56598212														
LOT 7 BLOCK 1 TWIN CEDAR ESTATES 1														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
931/499	CONKWRIGHT, ROBERT D	09/22/1993	53,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value 68,411	27,356	11%	3,009	Assessed	18,675	1,836.13						
Year Frozen	0	Improvements 155,109	142,416		15,666	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00						
TIF Project ID	0	Total Value 223,520	169,772		18,675	Total Taxable	17,675	1,748.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660022304	GOEDECKE, ROGER H &	94	218,551	1000	17,131	1,694.00							
2024	2024-660022304	GOEDECKE, ROGER H &	94	228,827	1000	16,603	1,755.00							
2023	2023-660022304	GOEDECKE, ROGER H &	94	158,978	1000	16,091	1,734.00							
2022	2022-660022304	GOEDECKE, ROGER H &	94	156,806	1000	15,593	1,696.00							
2021	2021-660022304	GOEDECKE, ROGER H &	94	160,660	1000	15,109	1,590.00							
2020	2020-660022304	GOEDECKE, ROGER H &	94	158,046	1000	14,640	1,536.00							
2019	2019-660022304	GOEDECKE, ROGER H &	94	141,595	1000	14,185	1,467.00							
2018	2018-660022304	GOEDECKE, ROGER H &	94	147,071	1000	13,742	1,437.00							
2017	2017-660022304	GOEDECKE, ROGER H &	94	145,798	1000	13,313	1,374.00							
2016	2016-660022304	GOEDECKE, ROGER H &	94	142,190	1000	12,897	1,327.00							
2015	2015-660022304	GOEDECKE, ROGER H &	94	129,379	1000	12,492	1,312.00							
2014	2014-660022304	GOEDECKE, ROGER H &	94	131,802	1000	12,099	1,247.00							
2013	2013-660022304	GOEDECKE, ROGER H &	94	124,915	1000	11,718	1,190.00							



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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> 1.1282 <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> 49,143.00 x 1.39 = 68,411 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 68,411		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-4\IMG_0008. 1/4/2023</p>

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>	20% Veneer, Masonry 80% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,104 / 2,104
<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>	2,104
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	472 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

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> 206,696 98.24 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 2 <b>Indicated Value</b> 192,850 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.53	<b>Total Misc Impr</b>	+ 1,181	<b>Roofing Adj</b>	+ 4.21	<b>Garage Cost</b>	+ 13,126
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	= 257,403	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 42%)</b>	- 108,109
<b>Plumbing Adj</b>	+ 8.42	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 149,294
<b>Adj Base Cost</b>	= 115.54	<b>Lot Value</b>	+ 68,411	<b>Total Area</b>	x 2,104	<b>Indicated Value</b>	= 217,705
		<b>Value Per SqFt</b>	103.47	<b>Adjusted Cost</b>	= 243,096		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 149,294 <b>Lot Value</b> 68,411 <b>Indicated Value</b> 217,705 103.47 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 5,815 <b>Total Value</b> 223,520 106.24 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54607	7x7		49	24.11		1,181



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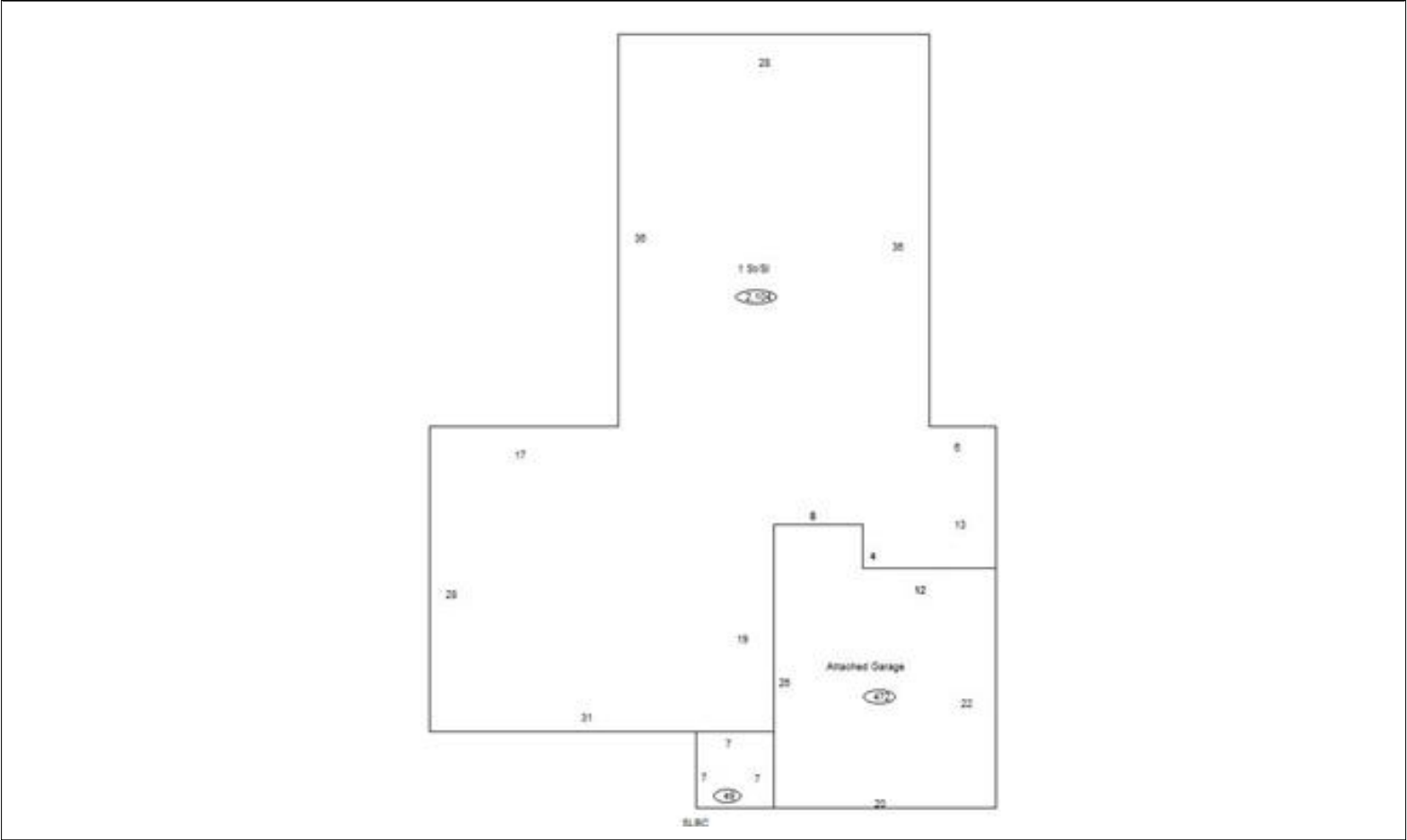
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	472	1.000	472
2	M	PRCH		10	SLBC	49	1.000	49
3	R	1	Slab	10	1 St/SI	2,104	1.000	2,104
<b>Total Building Area</b>						<b>2,104</b>		<b>2,104</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x30x0			720
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 720)		11,520	11,520	6,336	5,184
	LT	LEAN-TO	8x30x0			240
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 240)		701	701	70	631