



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:01:03
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Assessment Data					Primary Image																																																																																																																				
Account 660022307 Parcel ID 000000-00-0-00840-002-0002 Cadastral ID 26-22-16-03680 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 315921 ANDERSON, ALLEN H 17722 S CEDAR AVE CLAREMORE OK 74017-0000 Parcel Location Situs 17722 S CEDAR AVE Subdivision TWIN CEDAR ESTATES 1 Lot/Block 0002 / 0002 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: 36.35377355 -95.56727994																																																																																																																									
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1332 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,364.00 x 1.39 = 68,532 Factor Value Adjustments 1.0000 Lot Value 68,532		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Vinyl
Base/Total Area	1,068 / 1,068
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,068
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1983 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 138,041 129.25 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	105.61	Total Misc Impr	+ 9,138				
Roofing Adj	+ 4.84	Garage Cost	+ 13,282				
Subfloor Adj	+ -1.28	Total RCN	= 168,992				
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 50,698				
Plumbing Adj	+ 16.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 118,294				
Adj Base Cost	= 137.24	Lot Value	+ 68,532				
Total Area	x 1,068	Indicated Value	= 186,826				
Adjusted Cost	= 146,572	Value Per SqFt	174.93				

Value Reconciliation
Selected Approach Cost Approach Improvements 118,294 Lot Value 68,532 Indicated Value 186,826 174.93 Per SqFt Agland Value Site Improvements Total Value 186,826 174.93 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54620	24x6		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	54621	244		244	23.42		5,714



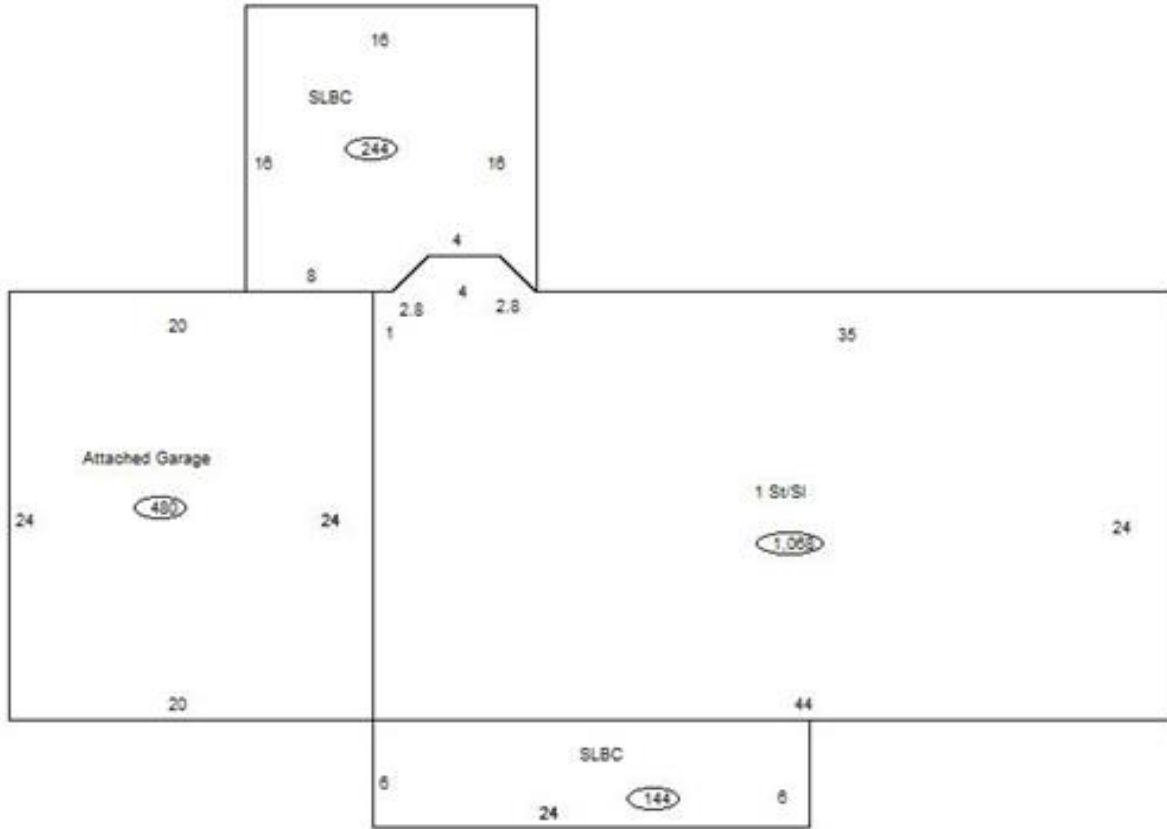
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Sketch Image

660022307



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,068	1.000	1,068
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PRCH		10	SLBC	244	1.000	244
Total Building Area						1,068		1,068