



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:01:05  
Page 1

Assessment Data					Primary Image									
Account	660022308													
Parcel ID	000000-00-0-00840-002-0003													
Cadastral ID	26-22-16-03690													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	46734													
SOUTHARD, RONNIE R														
17764 S CEDAR AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17764 S CEDAR AVE													
Subdivision	TWIN CEDAR ESTATES 1													
Lot/Block	0003 / 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 Lat/Long: 36.35331796 -95.56726384														
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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 3 BLOCK 2 TWIN CEDAR ESTATES 1														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
HV	Veteran	Yes	999,999	11,952										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	70,102	26,830	11%	2,951	Assessed	11,952	1,175.12					
Year Frozen	0	Improvements	87,563	81,824		9,001	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	11,952	-1,055.00					
TIF Project ID	0	Total Value	157,665	108,654		11,952	Total Taxable	0	120.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660022308	SOUTHARD, RONNIE R	94	154,770	11604		116.00							
2024	2024-660022308	SOUTHARD, RONNIE R	94	161,550	11266		180.00							
2023	2023-660022308	SOUTHARD, RONNIE R	94	99,435	10938		175.00							
2022	2022-660022308	SOUTHARD, RONNIE R	94	100,861	11095		178.00							
2021	2021-660022308	SOUTHARD, RONNIE R	94	103,831	11421		183.00							
2020	2020-660022308	SOUTHARD, RONNIE R	94	102,283	11131		145.00							
2019	2019-660022308	SOUTHARD, RONNIE R	94	99,863	10808		141.00							
2018	2018-660022308	SOUTHARD, RONNIE R	94	103,491	10493		136.00							
2017	2017-660022308	SOUTHARD, RONNIE R	94	102,704	10187		132.00							
2016	2016-660022308	SOUTHARD, RONNIE R	94	100,310	9891		129.00							
2015	2015-660022308	SOUTHARD, RONNIE R	94	98,282	9603		125.00							
2014	2014-660022308	SOUTHARD, RONNIE R	94	98,995	9323		93.00							
2013	2013-660022308	SOUTHARD, RONNIE R	94	94,793	9052		91.00							



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Date 04/16/2026  
 Time 23:01:05  
 Page 2

Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1988		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	52,219.00 x 1.34 = 70,102		
Factor Value			
Adjustments	1.0000		
Lot Value	70,102		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-4\IMG\_0012. 1/4/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,208 / 1,208
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,208
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	128,234	106.15	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.16	Total Misc Impr	+ 3,096				
Roofing Adj	+ 4.17	Garage Cost	+ 10,613				
Subfloor Adj	+ 0.00	Total RCN	= 156,362				
Heat/Cool Adj	+ 10.30	Depreciation ( 44%)	- 68,799				
Plumbing Adj	+ 10.46	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 87,563				
Adj Base Cost	= 118.09	Lot Value	+ 70,102				
Total Area	x 1,208	Indicated Value	= 157,665				
Adjusted Cost	= 142,653	Value Per SqFt	130.52				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	87,563		
Lot Value	70,102		
Indicated Value	157,665	130.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	157,665	130.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54624	11x7		77	21.05		1,621
PATO	SLAB PORCH - OPEN	54625	15x10		150	9.83		1,475



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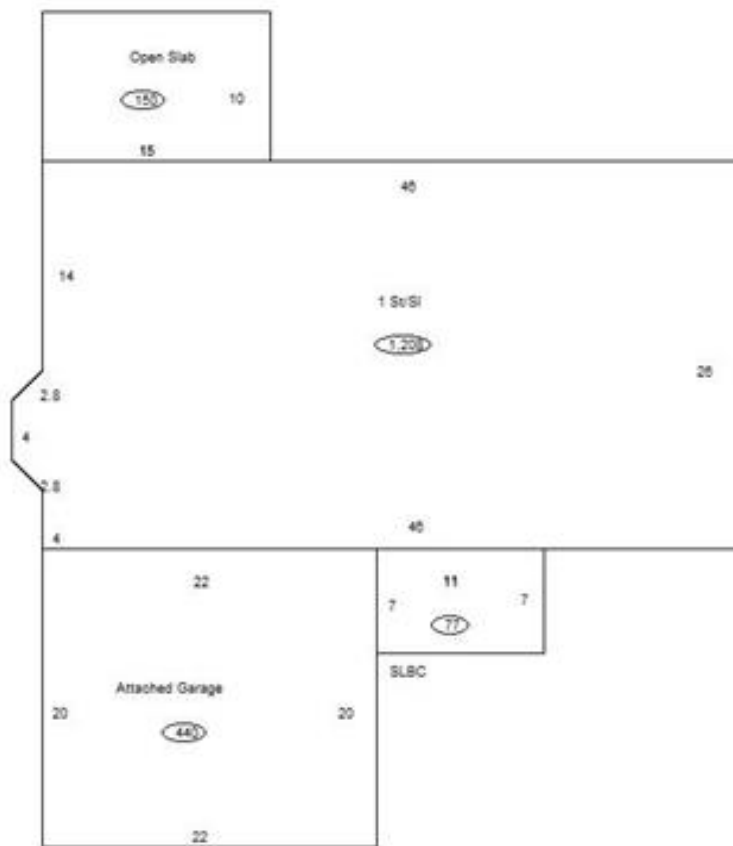
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Date 04/16/2026  
Time 23:01:05  
Page 3

### Sketch Image

660022308



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,208	1.000	1,208
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	77	1.000	77
4	M	PATO		10	Open Slab	150	1.000	150
<b>Total Building Area</b>						<b>1,208</b>		<b>1,208</b>



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Time 23:01:05  
Page 4

660022308

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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 )					
	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 )					