



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																					
Account 660022314 Parcel ID 000000-00-0-00843-001-0001-f00 Cadastral ID 26-22-16-03750 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 317485 LANE, DAVID & GLORIA 14921 E CEDAR DR CLAREMORE OK 74017-0000 Parcel Location Situs 14921 E CEDAR DR Subdivision TWIN CEDAR ESTATES II Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-4\IMG_0019. 1/4/2023</p>																																																					
Legal Description Lot/Long: 36.35579317 -95.56135900																																																										
LOT 1 BLOCK 1 TWIN CEDAR ESTATES 2					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																												
Number	Description	Opened	Closed	Amount																																																						
Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
H	Homestead	Yes	1,000	1,000	2525/833	TITAN HOMES LLC	01/28/2016	110,000	3																																																	
H	Homestead	No	1,000		2501/412	WAGNER, CAROL	09/24/2015	87,000	10																																																	
					1739/822	HUTCHENS, ULYESS B &	12/30/2005	114,500	YES																																																	
					994/669	SEALS, AUSTIN L	07/06/1995	73,000	No																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2017</td> <td>Land Value</td> <td>65,663</td> <td>39,275</td> <td>11%</td> <td>4,320</td> <td>Assessed</td> <td>14,432</td> <td>1,418.95</td> </tr> <tr> <td>Year Frozen</td> <td>2017</td> <td>Improvements</td> <td>153,691</td> <td>91,928</td> <td> </td> <td>10,112</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>219,354</td> <td>131,203</td> <td> </td> <td>14,432</td> <td>Total Taxable</td> <td>13,432</td> <td>1,331.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	2017	Land Value	65,663	39,275	11%	4,320	Assessed	14,432	1,418.95	Year Frozen	2017	Improvements	153,691	91,928		10,112	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value	219,354	131,203		14,432	Total Taxable	13,432	1,331.00
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Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660022314	LANE, DAVID & GLORIA	94	206,775	1000	13,432	1,330.00																																																			
2024	2024-660022314	LANE, DAVID & GLORIA	94	212,587	1000	13,433	1,422.00																																																			
2023	2023-660022314	LANE, DAVID & GLORIA	94	149,395	1000	13,432	1,450.00																																																			
2022	2022-660022314	LANE, DAVID & GLORIA	94	146,015	1000	13,432	1,464.00																																																			
2021	2021-660022314	LANE, DAVID & GLORIA	94	137,974	1000	13,432	1,416.00																																																			
2020	2020-660022314	LANE, DAVID & GLORIA	94	138,592	1000	13,432	1,411.00																																																			
2019	2019-660022314	LANE, DAVID & GLORIA	94	131,203	1000	13,432	1,391.00																																																			
2018	2018-660022314	LANE, DAVID & GLORIA	94	135,831	1000	13,828	1,446.00																																																			
2017	2017-660022314	LANE, DAVID & GLORIA	94	134,805	1000	13,829	1,428.00																																																			
2016	2016-660022314	LANE, DAVID & GLORIA	94	131,699	0	14,487	1,475.00																																																			
2015	2015-660022314	TITAN HOMES LLC	94	130,071	1000	12,453	1,308.00																																																			
2014	2014-660022314	WAGNER, CAROL	94	132,356	1000	12,061	1,244.00																																																			
2013	2013-660022314	WAGNER, CAROL	94	125,555	1000	11,680	1,187.00																																																			



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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0135	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,147.00 x 1.49 = 65,663	
Factor Value		
Adjustments	1.0000	
Lot Value	65,663	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,632 / 1,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,632
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 30



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	163,245	100.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	36,200 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,189		
Lot Value	65,663		
Indicated Value	188,852	115.72	Per SqFt
Agland Value			
Site Improvements	30,502		
Total Value	219,354	134.41	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.68	Total Misc Impr	+	9,344			
Roofing Adj	+ 4.45	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	=	205,315			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	82,126			
Plumbing Adj	+ 8.63	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,189			
Adj Base Cost	= 120.08	Lot Value	+	65,663			
Total Area	x 1,632	Indicated Value	=	188,852			
Adjusted Cost	= 195,971	Value Per SqFt		115.72			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	54648	12x6		72	24.04		1,731
PATO	SLAB PORCH - OPEN	54649	20x15		300	8.39		2,517



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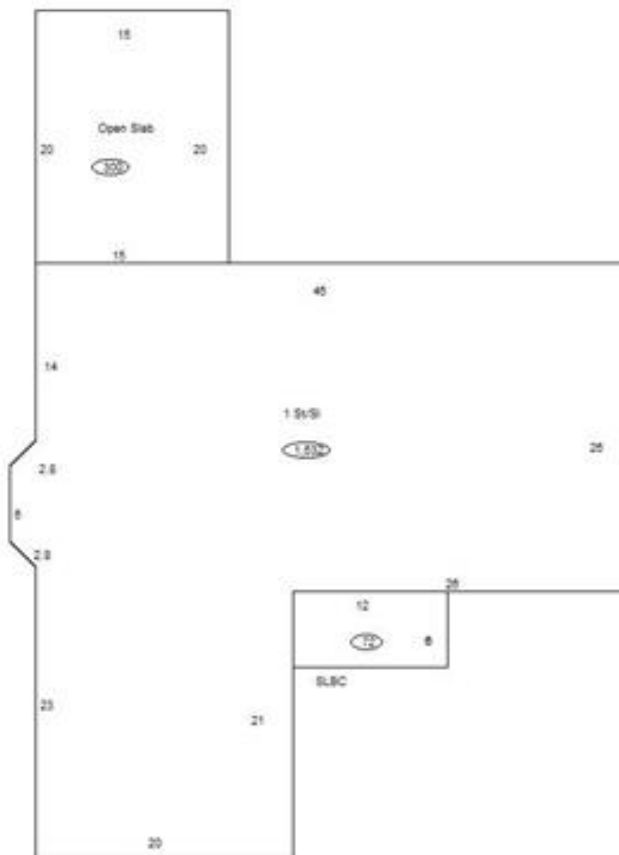
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Sketch Image

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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	1,632	1.000	1,632
2	M	PRCH		10	SLBC	72	1.000	72
3	M	PATO		10	Open Slab	300	1.000	300
Total Building Area						1,632		1,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,296
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (29.76 x 1,296)	38,569		38,569	9,642	28,927



CP	Carport Dirt	20x30x0			600
Qual 2	Cond 2	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (3.50 x 600)	2,100		2,100	525	1,575