




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:01:13  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022315 <b>Parcel ID</b> 000000-00-0-00843-001-0002 <b>Cadastral ID</b> 26-22-16-03760 <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> 297732 NICHOLS, PAUL R &  SHAIN E 14891 CEDAR DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14891 E CEDAR DR <b>Subdivision</b> TWIN CEDAR ESTATES II <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					 <p>\\tsclient\C\Users\rln\Pictures\2019-06-04\IMG_0001.JPG 6/7/2019</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.35581362 -95.56191564 LOT 2 BLOCK 1 TWIN CEDAR ESTATES 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0181		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,346.00 x 1.48 = 65,772		
Factor Value			
Adjustments	1.0000		
Lot Value	65,772		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Stone
Base/Total Area	854 / 1,270
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	854
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	148,846	117.20	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	93.62	Total Misc Impr	+ 13,738
Roofing Adj	+ 3.46	Garage Cost	+ 12,487
Subfloor Adj	+ -0.90	Total RCN	= 177,025
Heat/Cool Adj	+ 11.47	Depreciation ( 41%)	- 72,580
Plumbing Adj	+ 11.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 104,445
Adj Base Cost	= 118.74	Lot Value	+ 65,772
Total Area	x 1,270	Indicated Value	= 170,217
Adjusted Cost	= 150,800	Value Per SqFt	134.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,445		
Lot Value	65,772		
Indicated Value	170,217	134.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	170,217	134.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54652	19x4		76	24.03		1,826
EPSW	ENCLOSED PORCH - SOLID WALL	54653	16x12		192	62.04		11,912



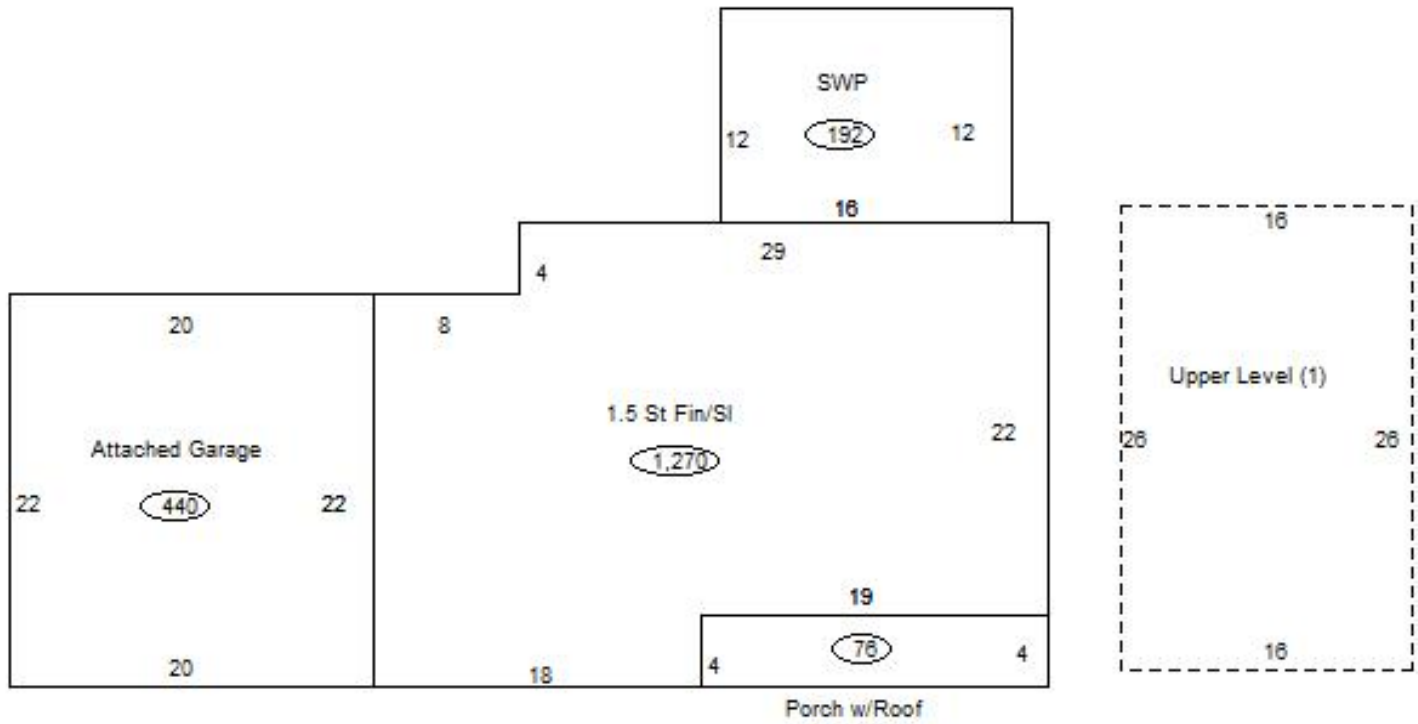
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Sketch Image

660022315



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	854	1.487	1,270
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	76	1.000	76
4	M	EPSW		13	EPSW	192	1.000	192
5	U	^UL		13	Upper Level (1)	416	1.000	416
<b>Total Building Area</b>						854		1,270