



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660022317 <b>Parcel ID</b> 000000-00-0-00843-001-0004 <b>Cadastral ID</b> 26-22-16-03780 <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> 299229 SCHULER, JASON T &  SHANNON 14851 CEDAR DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14851 E CEDAR DR <b>Subdivision</b> TWIN CEDAR ESTATES II <b>Lot/Block</b> 0004 / 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\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-4\IMG_0022. 1/4/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.35580182 -95.56298007																																																						
LOT 4 BLOCK 1 TWIN CEDAR ESTATES 2					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	1984/596	HUGHES, JUANITA J & DAVID	10/10/2008	129,500	YES																																													
					1177/356	BRADBURY, RICHARD A	05/17/1999	80,000	Yes																																													
<b>Parcel Valuation</b>					<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>2009</td> <td>Land Value 68,835</td> <td>33,687</td> <td>11%</td> <td>3,706</td> <td>Assessed</td> <td>17,551</td> <td>1,725.61</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 131,843</td> <td>125,866</td> <td> </td> <td>13,845</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-89.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 200,678</td> <td>159,553</td> <td> </td> <td>17,551</td> <td>Total Taxable</td> <td>16,551</td> <td>1,637.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	2009	Land Value 68,835	33,687	11%	3,706	Assessed	17,551	1,725.61	Year Frozen	0	Improvements 131,843	125,866		13,845	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00	TIF Project ID	0	Total Value 200,678	159,553		17,551	Total Taxable	16,551	1,637.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022317	SCHULER, JASON T &	94	191,474	1000	16,040	1,587.00																																															
2024	2024-660022317	SCHULER, JASON T &	94	197,645	1000	15,544	1,644.00																																															
2023	2023-660022317	SCHULER, JASON T &	94	146,015	1000	15,062	1,624.00																																															
2022	2022-660022317	SCHULER, JASON T &	94	148,350	1000	14,630	1,593.00																																															
2021	2021-660022317	SCHULER, JASON T &	94	137,955	1000	14,175	1,493.00																																															
2020	2020-660022317	SCHULER, JASON T &	94	135,911	1000	13,853	1,454.00																																															
2019	2019-660022317	SCHULER, JASON T &	94	131,098	1000	13,421	1,389.00																																															
2018	2018-660022317	SCHULER, JASON T &	94	135,905	1000	13,583	1,421.00																																															
2017	2017-660022317	SCHULER, JASON T &	94	134,890	1000	13,158	1,359.00																																															
2016	2016-660022317	SCHULER, JASON T &	94	131,660	1000	12,747	1,312.00																																															
2015	2015-660022317	SCHULER, JASON T &	94	128,919	1000	12,346	1,297.00																																															
2014	2014-660022317	SCHULER, JASON T &	94	129,977	1000	11,957	1,233.00																																															
2013	2013-660022317	SCHULER, JASON T &	94	123,373	1000	11,580	1,177.00																																															




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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> 1.1459 <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> 49,915.00 x 1.38 = 68,835 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 68,835		

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>	10% Veneer, Masonry 90% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,246 / 1,246
<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>	1,246
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1987 / 29

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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	171,003	137.24	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>	143,610		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.52	<b>Total Misc Impr</b>	+	12,845			
<b>Roofing Adj</b>	+ 4.71	<b>Garage Cost</b>	+	13,282			
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	=	186,599			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 39%)</b>	-	72,774			
<b>Plumbing Adj</b>	+ 11.30	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	113,825			
<b>Adj Base Cost</b>	= 128.79	<b>Lot Value</b>	+	68,835			
<b>Total Area</b>	x 1,246	<b>Indicated Value</b>	=	182,660			
<b>Adjusted Cost</b>	= 160,472	<b>Value Per SqFt</b>		146.60			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	113,825		
<b>Lot Value</b>	68,835		
<b>Indicated Value</b>	182,660	146.60	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	18,018		
<b>Total Value</b>	200,678	161.06	Total Value Per SqFt

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	54662		260	260	23.38		6,079
PATO	SLAB PORCH - OPEN	54663		18x9	162	10.31		1,670



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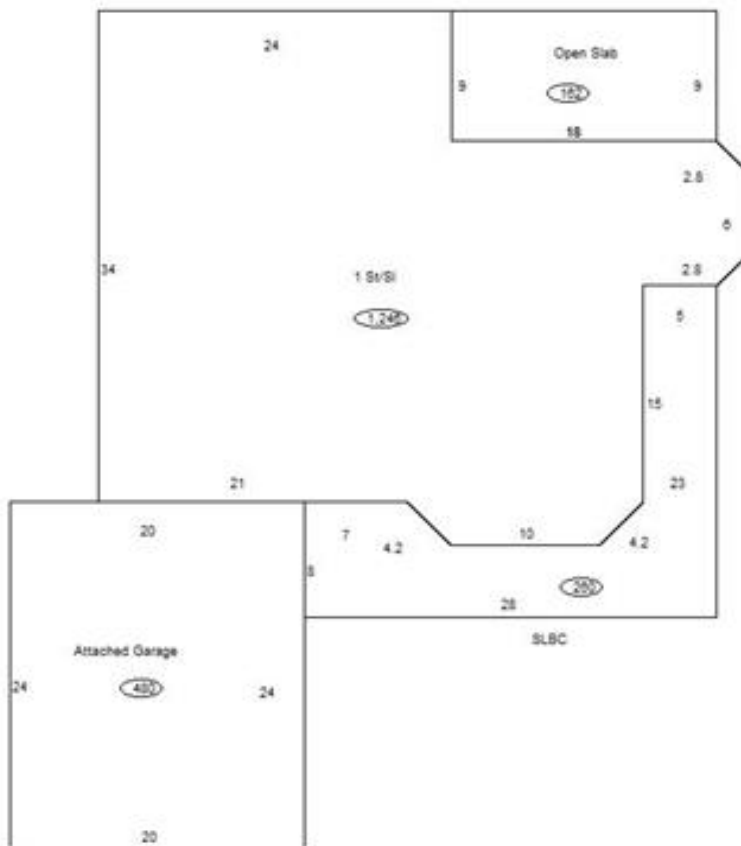
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### Sketch Image

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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	1,246	1.000	1,246
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	260	1.000	260
4	M	PATO		10	Open Slab	162	1.000	162
<b>Total Building Area</b>						<b>1,246</b>		<b>1,246</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (31.28 x 720)		22,522	22,522	4,504	18,018	