




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:16:44
Page 1

Assessment Data				Primary Image													
Account 660022318 Parcel ID 000000-00-0-00843-001-0005 Cadastral ID 26-22-16-03790 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 297686 ESPINOSA, DENNIS J TRUST 14771 CEDAR DR CLAREMORE OK 74017-0000 Parcel Location Situs 14771 E CEDAR DR Subdivision TWIN CEDAR ESTATES II Lot/Block 0005 / 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_0023. 1/4/2023</p>													
Legal Description Lat/Long: 36.35570143 -95.56378287																	
LOT 5 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>R2014 09 17</td> <td>R15-NEW 40X60 2400 SQ FT POLE BAI</td> <td>09/2014</td> <td>12/2014</td> <td>33,000</td> </tr> </tbody> </table>				Number	Description	Opened	Closed	Amount	R2014 09 17	R15-NEW 40X60 2400 SQ FT POLE BAI	09/2014	12/2014	33,000
Number	Description	Opened	Closed	Amount													
R2014 09 17	R15-NEW 40X60 2400 SQ FT POLE BAI	09/2014	12/2014	33,000													
Exemptions				Sale History													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code								
					1947/680	PETERS, DENNIS W	04/10/2008	140,000	YES								
Parcel Valuation																	
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax								
Remove Cap	2009		Land Value 74,499	65,671	11%	7,224	Assessed	30,238	2,973.00								
Year Frozen	0		Improvements 227,206	209,212		23,014	Penalty	0									
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00								
TIF Project ID	0		Total Value 301,705	274,883		30,238	Total Taxable	30,238	2,973.00								
Assessment History																	
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax								
2025	2025-660022318	ESPINOSA, DENNIS J			94	277,677	0	28,798	2,831.00								
2024	2024-660022318	ESPINOSA, DENNIS J			94	287,798	0	27,426	2,871.00								
2023	2023-660022318	ESPINOSA, DENNIS J			94	237,456	0	26,120	2,789.00								
2022	2022-660022318	ESPINOSA, DENNIS J			94	229,820	0	24,938	2,688.00								
2021	2021-660022318	ESPINOSA, DENNIS J			94	219,922	0	23,751	2,475.00								
2020	2020-660022318	ESPINOSA, DENNIS J			94	216,194	0	22,620	2,353.00								
2019	2019-660022318	ESPINOSA, DENNIS J			94	195,845	0	21,543	2,209.00								
2018	2018-660022318	ESPINOSA, DENNIS J			94	202,940	0	22,323	2,313.00								
2017	2017-660022318	ESPINOSA, DENNIS J			94	199,878	0	21,987	2,249.00								
2016	2016-660022318	ESPINOSA, DENNIS J			94	195,914	0	21,551	2,195.00								
2015	2015-660022318	ESPINOSA, DENNIS J			94	191,941	0	21,095	2,194.00								
2014	2014-660022318	ESPINOSA, DENNIS J			94	161,141	0	16,412	1,678.00								
2013	2013-660022318	ESPINOSA, DENNIS J			94	152,479	0	15,630	1,574.00								



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Date 04/17/2026
Time 16:16:44
Page 2

Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3823	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	60,212.00 x 1.24 = 74,499	
Factor Value		
Adjustments	1.0000	
Lot Value	74,499	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,440 / 2,000
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
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	
Adusted R	0.8445		
Indicated Value	278,978	139.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	305,470		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,834		
Lot Value	74,499		
Indicated Value	219,333	109.67	Per SqFt
Agland Value			
Site Improvements	82,372		
Total Value	301,705	150.85	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.02	Total Misc Impr	+	6,744			
Roofing Adj	+ 3.29	Garage Cost	+	12,931			
Subfloor Adj	+ -0.86	Total RCN	=	233,595			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	93,438			
Plumbing Adj	+ 7.04	Lump Sums	+	4,677			
Basement Adj	+ 0.00	RCNLD	=	144,834			
Adj Base Cost	= 106.96	Lot Value	+	74,499			
Total Area	x 2,000	Indicated Value	=	219,333			
Adjusted Cost	= 213,920	Value Per SqFt		109.67			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54666	24x5		120	23.88		2,866
PATO	SLAB PORCH - OPEN	54667	194		194	10.04		1,948
PATO	SLAB PORCH - OPEN	142189	24x8		192	10.05		1,930
WODO	WOOD DECK - OPEN	142190	26x10		260	17.99		4,677



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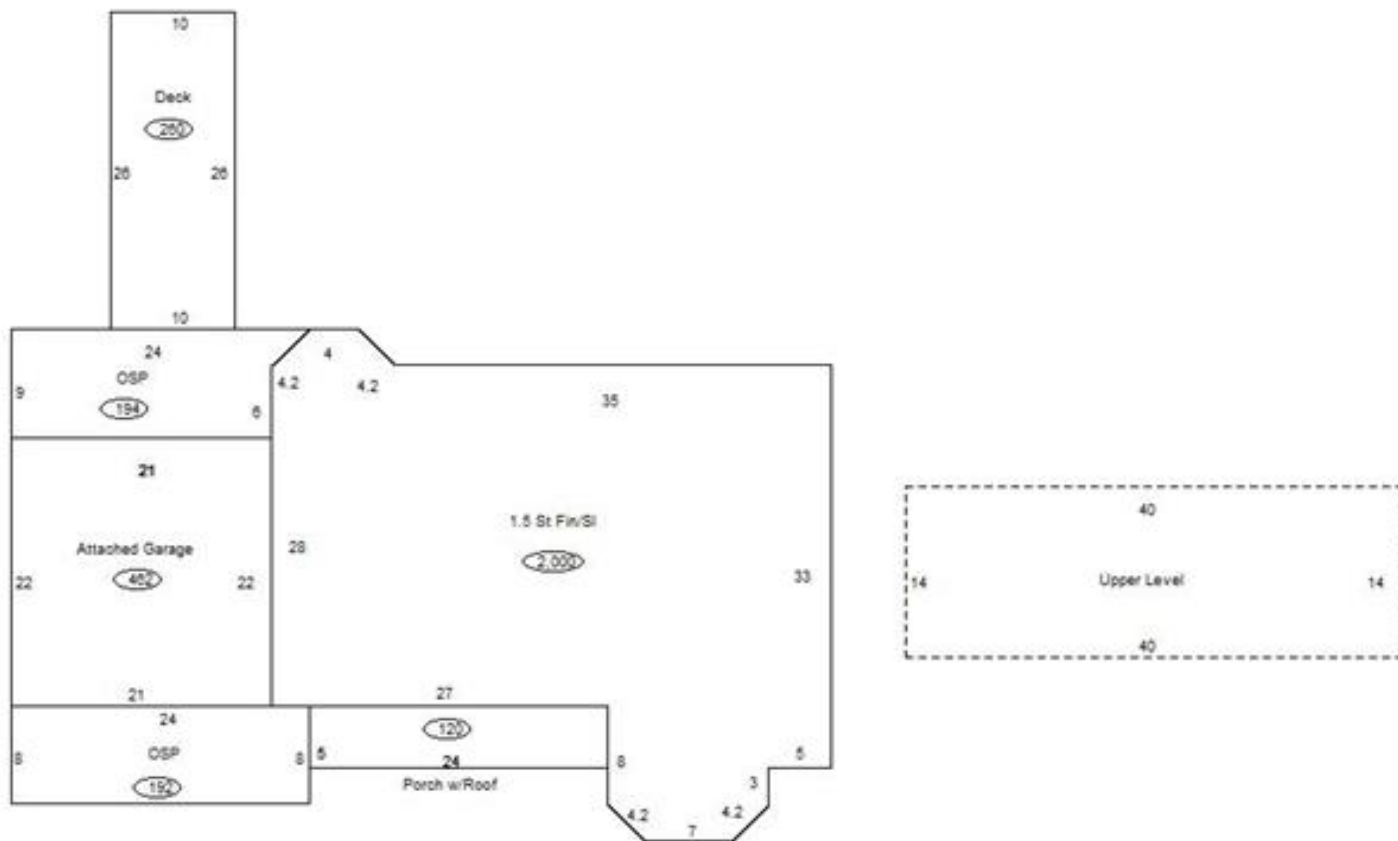
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Date 04/17/2026
 Time 16:16:44
 Page 3

Sketch Image

660022318



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/SI	1,440	1.389	2,000
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	194	1.000	194
5	U	^UL	Overhang	13	Upper Level	560	1.000	560
6	M	PATO		13	Open Slab	192	1.000	192
7	M	WODO		13	WODO	260	1.000	260
Total Building Area						1,440		2,000



Rogers

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Date 04/17/2026
 Time 16:16:44
 Page 4

660022318

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	60x40x0			2,400	
	Qual	Cond	Year	2014	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (28.37 x 2,400)	68,088		68,088	3,404	64,684
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	8,750	16,250
	STF	STG FAIR	12x16x0			192	
	Qual	2	Cond	3	Year	Eff Age	1520
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 192)	899		899	45	854
	LT	LEAN-TO	10x20x0			200	
	Qual	2	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 200)	584		584		584