



# 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> 660022319 <b>Parcel ID</b> 000000-00-0-00843-001-0006 <b>Cadastral ID</b> 26-22-16-03800 <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> 327965 BATES, GAIL RENE'E REVOCABLE TRUST  14751 CEDAR DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14751 E CEDAR DR <b>Subdivision</b> TWIN CEDAR ESTATES II <b>Lot/Block</b> 0006 / 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																																							
<b>Legal Description</b> Lot/Long: 36.35617061 -95.56378039																																							
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
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<b>Exemptions</b>					<b>Sale History</b>																																		
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2095/421	BAKER, LAVONA J - TRUSTEE	04/09/2010	100,000	YES																																			
<b>Parcel Valuation</b>																																							
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	98.320	<b>Current Tax</b>																														
<b>Remove Cap</b>	2011	<b>Land Value</b>	66,119	27,089	11%	2,980	<b>Assessed</b>	14,118	1,388.08																														
<b>Year Frozen</b>	2012	<b>Improvements</b>	111,944	101,254		11,138	<b>Penalty</b>	0																															
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-88.00																														
<b>TIF Project ID</b>	0	<b>Total Value</b>	178,063	128,343		14,118	<b>Total Taxable</b>	13,118	1,300.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660022319	BATES, GAIL RENE'E			94	176,024	1000	12,707	1,259.00																														
2024	2024-660022319	BATES, GAIL R			94	180,899	1000	12,308	1,305.00																														
2023	2023-660022319	BATES, GAIL R			94	121,652	1000	11,919	1,289.00																														
2022	2022-660022319	BATES, GAIL R			94	120,049	0	12,544	1,352.00																														
2021	2021-660022319	BATES, GAIL R			94	125,012	0	11,947	1,245.00																														
2020	2020-660022319	BATES, GAIL R			94	123,124	0	11,378	1,184.00																														
2019	2019-660022319	BATES, GAIL R			94	119,798	1000	9,836	1,022.00																														
2018	2018-660022319	KUYKENDALL, VERA M-TRUST			94	124,454	1000	9,836	1,032.00																														
2017	2017-660022319	KUYKENDALL, VERA M-TRUST			94	123,479	1000	9,836	1,019.00																														
2016	2016-660022319	KUYKENDALL, VERA M-TRUST			94	120,490	1000	9,835	1,015.00																														
2015	2015-660022319	KUYKENDALL, VERA M-TRUST			94	118,887	1000	9,835	1,036.00																														
2014	2014-660022319	KUYKENDALL, VERA M-TRUST			94	119,818	1000	9,835	1,015.00																														
2013	2013-660022319	KUYKENDALL, VERA M			94	113,931	1000	9,836	1,001.00																														



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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0325		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	44,976.00 x 1.47 = 66,119		
Factor Value			
Adjustments	1.0000		
Lot Value	66,119		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-4\IMG\_0024. 1/4/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Vinyl
Base/Total Area	1,316 / 1,316
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,316
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	148,093	112.53	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.76	Total Misc Impr	+	13,232			
Roofing Adj	+ 4.45	Garage Cost	+	11,700			
Subfloor Adj	+ -1.15	Total RCN	=	189,735			
Heat/Cool Adj	+ 11.47	Depreciation ( 41%)	-	77,791			
Plumbing Adj	+ 10.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	111,944			
Adj Base Cost	= 125.23	Lot Value	+	66,119			
Total Area	x 1,316	Indicated Value	=	178,063			
Adjusted Cost	= 164,803	Value Per SqFt		135.31			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,944		
Lot Value	66,119		
Indicated Value	178,063	135.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	178,063	135.31	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	54671	14x10		140	23.80		3,332
PRCH	SLAB PORCH - COVERED	54672	34x6		204	23.55		4,804



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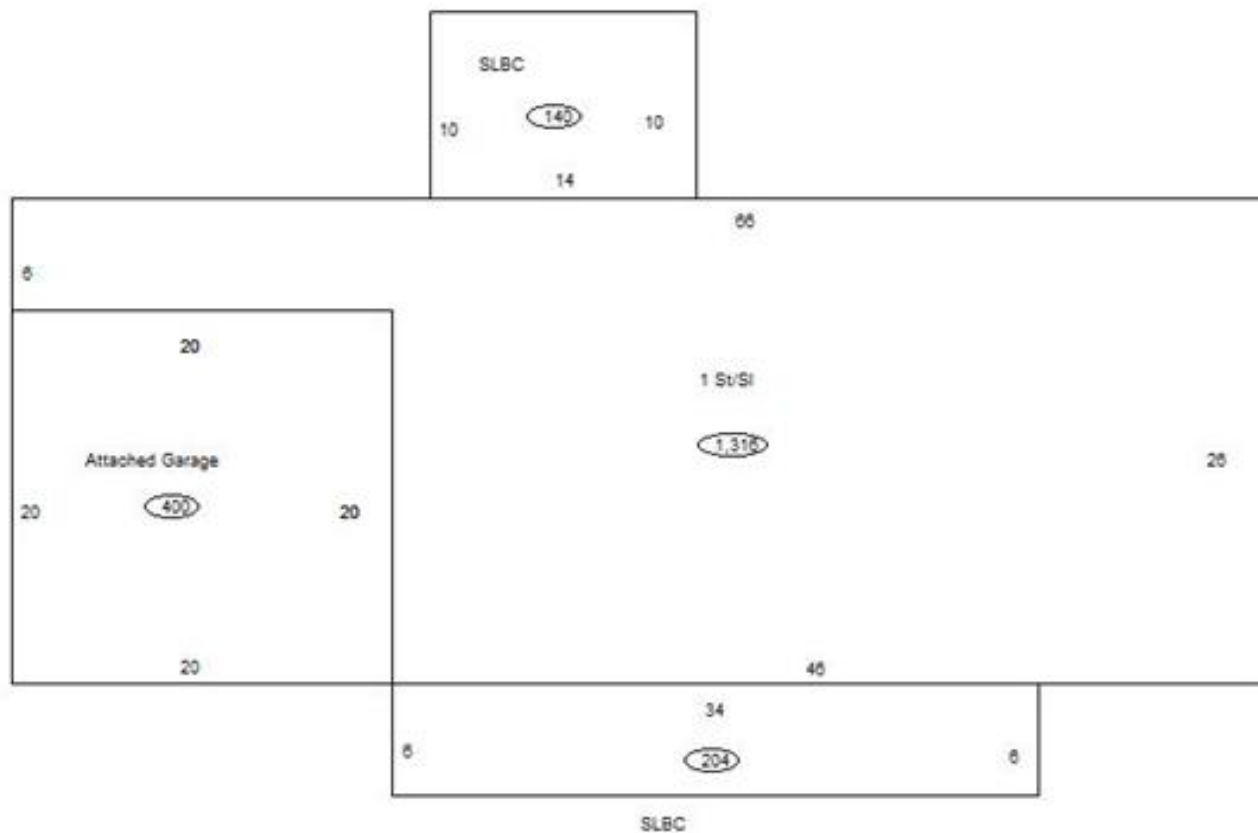
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### Sketch Image

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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/Sl	1,316	1.000	1,316
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	140	1.000	140
4	M	PRCH		10	SLBC	204	1.000	204
<b>Total Building Area</b>						1,316		1,316



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### 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 )					