



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 660022321 Parcel ID 000000-00-0-00843-001-0008 Cadastral ID 26-22-16-03820 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 346637 GRIFFITH, TAYLOR & CODY HAYDEN 14711 CEDAR DR CLAREMORE OK 74017-0000 Parcel Location Situs 14711 CEDAR DR Subdivision TWIN CEDAR ESTATES II Lot/Block 0008 / 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_0026. 1/4/2023</p>														
Legal Description Lat/Long: 36.35699871 -95.56378311																			
LOT 8 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>R24 228</td> <td>NEW DTCH ACC BLDG 30X40</td> <td>07/2024</td> <td></td> <td>52,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 228	NEW DTCH ACC BLDG 30X40	07/2024		52,000
Number	Description	Opened	Closed	Amount															
R24 228	NEW DTCH ACC BLDG 30X40	07/2024		52,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	No	999,999		/	CHEEK, JAMES LUCAS &	03/06/2025	310,000	YES										
					/	CHAMBERS, JOHN L	05/16/2024	275,000	YES										
					1189/940	CLARK, JULIE A	08/25/1999	123,000	Yes										
					1082/682	COX, ROBERT HENRY, JR &	09/19/1997	103,000	Yes										
					993/215	CAMERON, TOM J &	06/14/1995	93,000	Yes										
					83/849			77,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2026		Land Value	144,525	144,525	11%	15,898	Assessed	34,103										
Year Frozen	0		Improvements	165,497	165,497		18,205	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	310,022	310,022		34,103	Total Taxable	34,103										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022321	GRIFFITH, TAYLOR &			94	275,000	30250		303.00										
2024	2024-660022321	CHEEK, JAMES LUCAS &			94	240,028	20964		335.00										
2023	2023-660022321	CHAMBERS, JOHN L			94	185,025	1000	19,353	2,083.00										
2022	2022-660022321	CHAMBERS, JOHN L			94	187,229	1000	18,884	2,051.00										
2021	2021-660022321	CHAMBERS, JOHN L			94	175,503	1000	18,305	1,923.00										
2020	2020-660022321	CHAMBERS, JOHN L			94	172,633	1000	17,767	1,862.00										
2019	2019-660022321	CHAMBERS, JOHN L			94	165,642	1000	17,221	1,779.00										
2018	2018-660022321	CHAMBERS, JOHN L			94	171,789	1000	16,997	1,774.00										
2017	2017-660022321	CHAMBERS, JOHN L			94	170,417	1000	16,474	1,698.00										
2016	2016-660022321	CHAMBERS, JOHN L			94	165,971	1000	15,965	1,640.00										
2015	2015-660022321	CHAMBERS, JOHN L			94	162,228	1000	15,471	1,622.00										
2014	2014-660022321	CHAMBERS, JOHN L			94	164,625	1000	14,991	1,543.00										
2013	2013-660022321	CHAMBERS, JOHN L			94	154,991	1000	14,525	1,473.00										



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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0143	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,185.00 x 1.49 = 65,684	
Factor Value		
Adjustments	2.2003	
Lot Value	144,525	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,276 / 1,928
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,276
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1989 / 28

Cost Approach		Manual : 01/2025	
Base Cost	89.84	Total Misc Impr	+ 23,109
Roofing Adj	+ 3.34	Garage Cost	+ 14,968
Subfloor Adj	+ -1.55	Total RCN	= 254,611
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 89,114
Plumbing Adj	+ 8.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 165,497
Adj Base Cost	= 112.31	Lot Value	+ 144,525
Total Area	x 1,928	Indicated Value	= 310,022
Adjusted Cost	= 216,534	Value Per SqFt	160.80

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	218,780	113.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	236,370		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,497		
Lot Value	144,525		
Indicated Value	310,022	160.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	310,022	160.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	54680	23x8		184	69.29		12,749
PRCH	SLAB PORCH - COVERED	54681	180		180	26.36		4,745
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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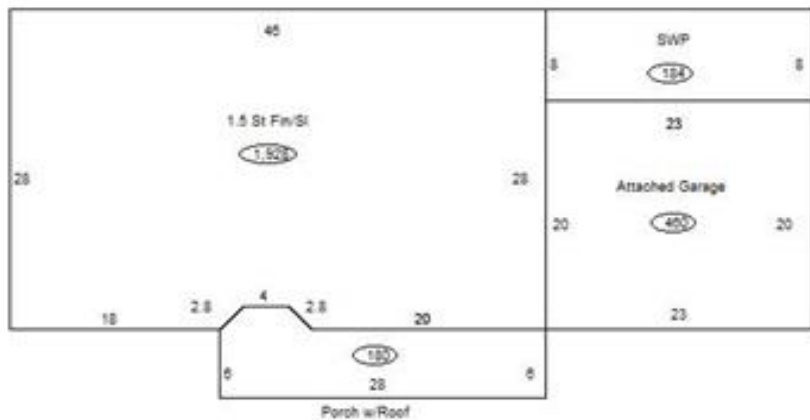
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,276	1.511	1,928
2	G	1		13	Attached Garage	460	1.000	460
3	M	EPSW		13	EPSW	184	1.000	184
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL		13	Upper Level (1)	652	1.000	652
Total Building Area						1,276		1,928



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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	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					