



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:01:20
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Assessment Data					Primary Image																																																																																																																				
Account 660022322 Parcel ID 000000-00-0-00843-001-0009 Cadastral ID 26-22-16-03830 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 296900 ROBERSON, JOHNNY CLYDE & SANDRA 14671 CEDAR DR CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 14671 CEDAR DR Subdivision TWIN CEDAR ESTATES II Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.35738971 -95.56374929					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>R2011 0715</td> <td>R13-NEW 30X30 900 SQ FT DETACH</td> <td>08/2011</td> <td>09/2012</td> <td>8,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2011 0715	R13-NEW 30X30 900 SQ FT DETACH	08/2011	09/2012	8,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		<p>01/04/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-4\IMG_0027. 1/4/2023</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0133	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,140.00 x 1.49 = 65,659	
Factor Value		
Adjustments	1.0000	
Lot Value	65,659	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Vinyl
Base/Total Area	1,532 / 1,532
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,532
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1987 / 29

Cost Approach		Manual : 01/2025	
Base Cost	97.39	Total Misc Impr	+ 8,050
Roofing Adj	+ 4.49	Garage Cost	+ 12,487
Subfloor Adj	+ -1.15	Total RCN	= 206,491
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 80,531
Plumbing Adj	+ 9.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 125,960
Adj Base Cost	= 121.38	Lot Value	+ 65,659
Total Area	x 1,532	Indicated Value	= 191,619
Adjusted Cost	= 185,954	Value Per SqFt	125.08

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,914	131.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	32,410		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,960		
Lot Value	65,659		
Indicated Value	191,619	125.08	Per SqFt
Agland Value			
Site Improvements	33,959		
Total Value	225,578	147.24	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	54685		54	54	24.10		1,301
PATO	SLAB PORCH - OPEN	54686		20x8	160	10.33		1,653



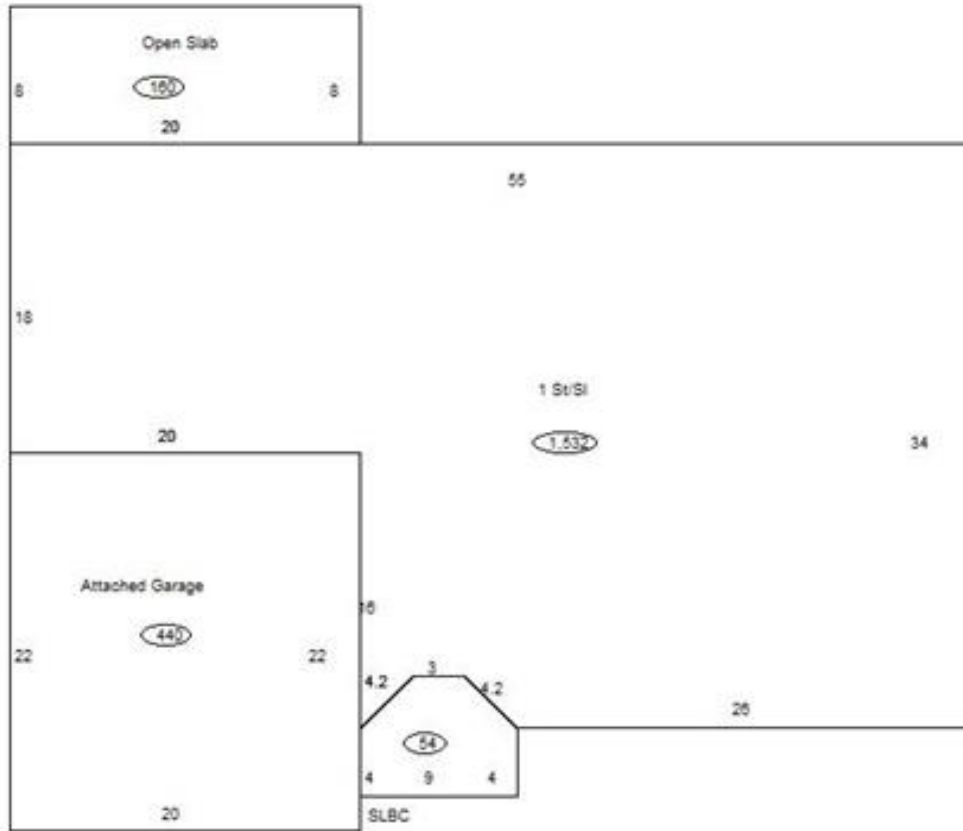
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Sketch Image

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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	1,532	1.000	1,532
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	54	1.000	54
4	M	PATO		10	Open Slab	160	1.000	160
Total Building Area						1,532		1,532



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual	2	Cond 3	Year	2012	Eff Age 11
	Valuation Summary Base Cost (31.28 x 900) 28,152		Modifier Total	RCN 28,152	Depr (22% Phys/ % Func) 6,193	RCNLD 21,959
	SG	SWIM-GUNITE				1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (60% Phys/ % Func) 18,000	RCNLD 12,000