



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:01:22
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Assessment Data					Primary Image																																																																																																																				
Account 660022324 Parcel ID 000000-00-0-00843-002-0001 Cadastral ID 26-22-16-03850 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 276452 HERRON, WILLIAM B 14640 CEDAR DR CLAREMORE OK 74017-0000 Parcel Location Situs 14640 CEDAR DR Subdivision TWIN CEDAR ESTATES II Lot/Block 0001 / 0002 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: 36.35781970 -95.56496749																																																																																																																									
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0514 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,799.00 x 1.45 = 66,571 Factor Value Adjustments 1.0000 Lot Value 66,571		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,069 / 1,485
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,069
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	470 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1990 / 27

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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	171,471	115.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	153,170		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,670		
Lot Value	66,571		
Indicated Value	188,241	126.76	Per SqFt
Agland Value			
Site Improvements	1,563		
Total Value	189,804	127.81	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.19	Total Misc Impr	+ 8,086				
Roofing Adj	+ 3.55	Garage Cost	+ 13,090				
Subfloor Adj	+ -0.93	Total RCN	= 190,110				
Heat/Cool Adj	+ 11.47	Depreciation (36%)	- 68,440				
Plumbing Adj	+ 9.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 121,670				
Adj Base Cost	= 113.76	Lot Value	+ 66,571				
Total Area	x 1,485	Indicated Value	= 188,241				
Adjusted Cost	= 168,934	Value Per SqFt	126.76				

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	54693	19x4		76	24.03		1,826
PATO	SLAB PORCH - OPEN	54694	12x9		108	10.78		1,164



Rogers

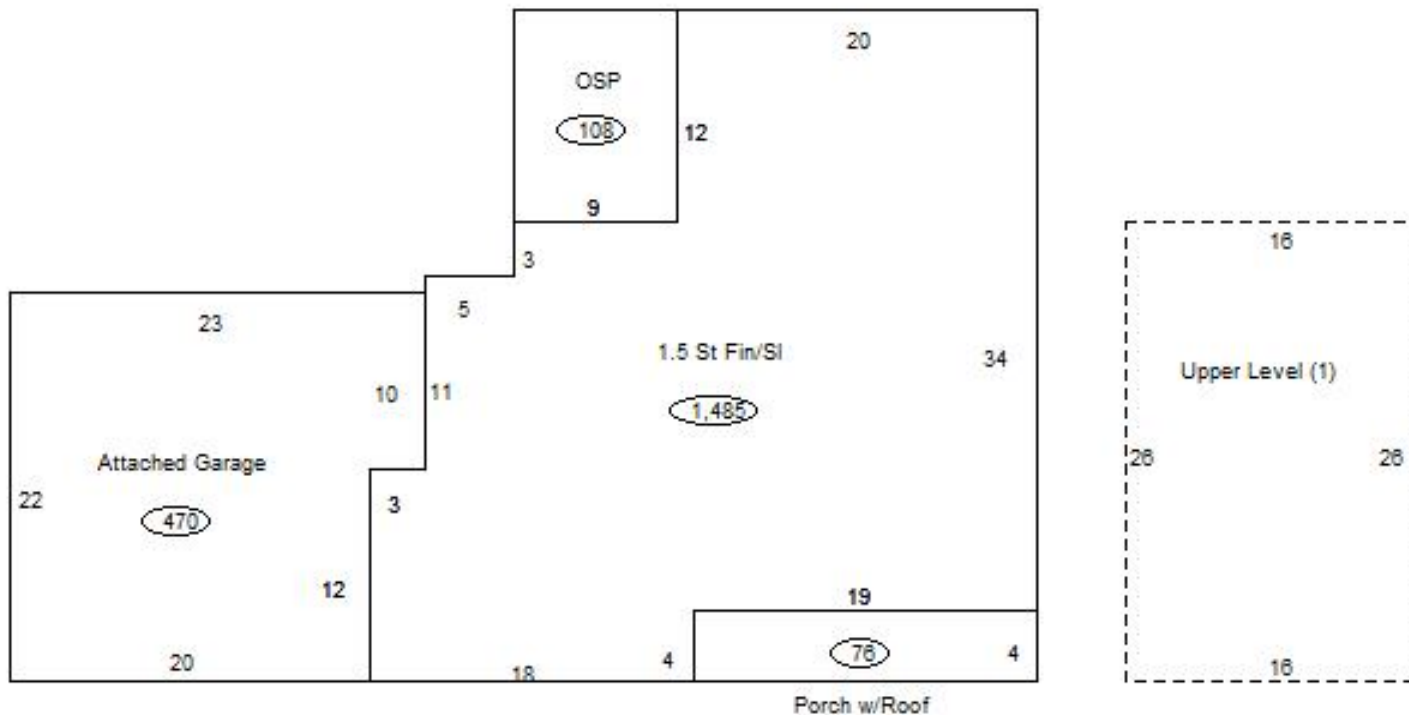
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Sketch Image

660022324



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	1,069	1.389	1,485
2	G	1		13	Attached Garage	470	1.000	470
3	M	PRCH		13	SLBC	76	1.000	76
4	M	PATO		13	Open Slab	108	1.000	108
5	U	^UL		13	Upper Level (1)	416	1.000	416
Total Building Area						1,069		1,485



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	12x30x0			360	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 360)		1,685		1,685	1,348	337
	LT	LEAN-TO	14x30x0			420	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 420)		1,226		1,226		1,226