



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 660022326 Parcel ID 000000-00-0-00843-002-0003 Cadastral ID 26-22-16-03870 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 47664 RICE, LEARL FRANKLIN JR 14710 CEDAR DR CLAREMORE OK 74017-0000 Parcel Location Situs 14710 CEDAR DR Subdivision TWIN CEDAR ESTATES II Lot/Block 0003 / 0002 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_0031. 1/4/2023</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0266		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,720.00 x 1.48 = 65,978		
Factor Value			
Adjustments	1.0000		
Lot Value	65,978		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,366 / 1,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,366
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	524 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1987 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,278	120.26	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.23	Total Misc Impr	+	9,237			
Roofing Adj	+ 4.42	Garage Cost	+	14,237			
Subfloor Adj	+ -1.15	Total RCN	=	189,129			
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	73,760			
Plumbing Adj	+ 10.30	Lump Sums	+	10,927			
Basement Adj	+ 0.00	RCNLD	=	126,296			
Adj Base Cost	= 121.27	Lot Value	+	65,978			
Total Area	x 1,366	Indicated Value	=	192,274			
Adjusted Cost	= 165,655	Value Per SqFt		140.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,296		
Lot Value	65,978		
Indicated Value	192,274	140.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	192,274	140.76	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	54703	35x5		175	23.66		4,141
WODC	WOOD DECK - COVERED	54704	12x10		120	43.16		5,179
WODO	WOOD DECK - OPEN	54705	598		598	16.02	40%	5,748



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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	13	1 St/Sl	1,366	1.000	1,366
2	G	1		13	Attached Garage	524	1.000	524
3	M	PRCH		13	SLBC	175	1.000	175
4	M	WODC		13	WODC	120	1.000	120
5	M	WODO		13	WODO	598	1.000	598
Total Building Area						1,366		1,366



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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)						