



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:01:28
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Assessment Data					Primary Image				
Account	660022327								
Parcel ID	000000-00-0-00843-002-0004								
Cadastral ID	26-22-16-03880								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	285836								
BERKLEY, JEFFREY & DINA L									
14720 CEDAR DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	14720 CEDAR DR								
Subdivision	TWIN CEDAR ESTATES II								
Lot/Block	0004 / 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 Lat/Long: 36.35658484 -95.56499230									
Building Permits									
LOT 4 BLOCK 2 TWIN CEDAR ESTATES 2									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2561/660	BERKLEY, DINA L	06/16/2016	0	4
					2561/655	SOWELLS, BILLY JOE &	06/16/2016	0	4
					1600/102	BICKFORD, GARY A & SHERRY-D	06/28/2004	123,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2005	Land Value	66,558	28,268	11%	3,109	Assessed	17,037	1,675.08
Year Frozen	0	Improvements	139,935	126,619		13,928	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	206,493	154,887		17,037	Total Taxable	16,037	1,587.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660022327	BERKLEY, JEFFREY & DINA L			94	202,319	1000	15,541	1,538.00
2024	2024-660022327	BERKLEY, JEFFREY & DINA L			94	207,773	1000	15,060	1,593.00
2023	2023-660022327	BERKLEY, JEFFREY & DINA L			94	148,327	1000	14,592	1,574.00
2022	2022-660022327	BERKLEY, JEFFREY & DINA L			94	137,618	1000	14,138	1,540.00
2021	2021-660022327	BERKLEY, JEFFREY & DINA L			94	139,236	1000	14,316	1,508.00
2020	2020-660022327	BERKLEY, JEFFREY & DINA L			94	139,681	1000	14,072	1,477.00
2019	2019-660022327	BERKLEY, JEFFREY & DINA L			94	133,030	1000	13,633	1,411.00
2018	2018-660022327	BERKLEY, JEFFREY & DINA L			94	138,350	1000	13,950	1,458.00
2017	2017-660022327	BERKLEY, JEFFREY & DINA L			94	136,980	1000	13,515	1,395.00
2016	2016-660022327	BERKLEY, JEFFREY & DINA L			94	133,867	1000	13,092	1,346.00
2015	2015-660022327	SOWELLS, BILLY JOE &			94	132,138	1000	12,682	1,332.00
2014	2014-660022327	SOWELLS, BILLY JOE &			94	134,461	1000	12,283	1,266.00
2013	2013-660022327	SOWELLS, BILLY JOE &			94	128,226	1000	11,896	1,208.00



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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0509	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,775.00 x 1.45 = 66,558	
Factor Value		
Adjustments	1.0000	
Lot Value	66,558	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Vinyl
Base/Total Area	1,393 / 1,393
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,393
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30



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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	180,085	129.28	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	100.63	Total Misc Impr	+	13,655			
Roofing Adj	+ 4.61	Garage Cost	+	13,373			
Subfloor Adj	+ -1.22	Total RCN	=	201,975			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	80,790			
Plumbing Adj	+ 10.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	121,185			
Adj Base Cost	= 125.59	Lot Value	+	66,558			
Total Area	x 1,393	Indicated Value	=	187,743			
Adjusted Cost	= 174,947	Value Per SqFt		134.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,185		
Lot Value	66,558		
Indicated Value	187,743	134.78	Per SqFt
Agland Value			
Site Improvements	18,750		
Total Value	206,493	148.24	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	54708		243	243	23.43		5,693
PRCH	SLAB PORCH - COVERED	54709	12x10		120	23.88		2,866



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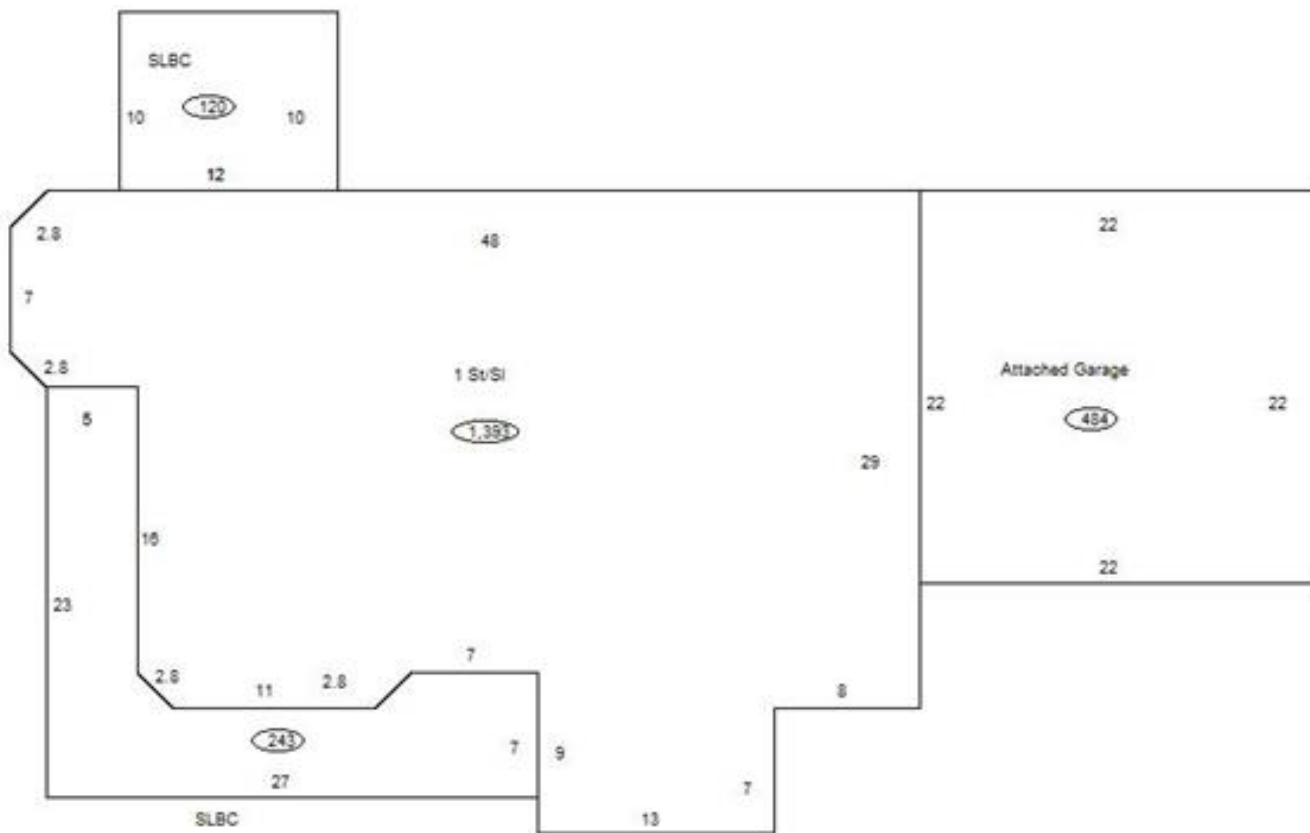
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Sketch Image

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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/SI	1,393	1.000	1,393
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	243	1.000	243
4	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,393		1,393



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1) 25,000			25,000	6,250	18,750
	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)					