



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:01:29  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022328 <b>Parcel ID</b> 000000-00-0-00843-002-0005 <b>Cadastral ID</b> 26-22-16-03890 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 310432 REYNOLDS, RHYAN L & MICHELLE  14760 CEDAR DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14760 CEDAR DR <b>Subdivision</b> TWIN CEDAR ESTATES II <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 22 / 16 / 5 <b>Neighborhood</b> 1029 - R-V01-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.35617309 -95.56499978																																																																																																																									
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0334 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,013.00 x 1.47 = 66,139 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 66,139		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,366 / 1,906
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,366
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	548 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1986 / 30

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-4\IMG\_0033. 1/4/2023

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	254,171	133.35	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	257,250 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	133,417		
<b>Lot Value</b>	66,139		
<b>Indicated Value</b>	199,556	104.70	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	55,646		
<b>Total Value</b>	255,202	133.89	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	81.49	<b>Total Misc Impr</b>	+ 11,868				
<b>Roofing Adj</b>	+ 3.17	<b>Garage Cost</b>	+ 14,747				
<b>Subfloor Adj</b>	+ -0.82	<b>Total RCN</b>	= 222,361				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 40%)</b>	- 88,944				
<b>Plumbing Adj</b>	+ 7.39	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 133,417				
<b>Adj Base Cost</b>	= 102.70	<b>Lot Value</b>	+ 66,139				
<b>Total Area</b>	x 1,906	<b>Indicated Value</b>	= 199,556				
<b>Adjusted Cost</b>	= 195,746	<b>Value Per SqFt</b>	104.70				

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	54712		234	234	23.46		5,490
PATO	SLAB PORCH - OPEN	54713		12x10	120	10.68		1,282



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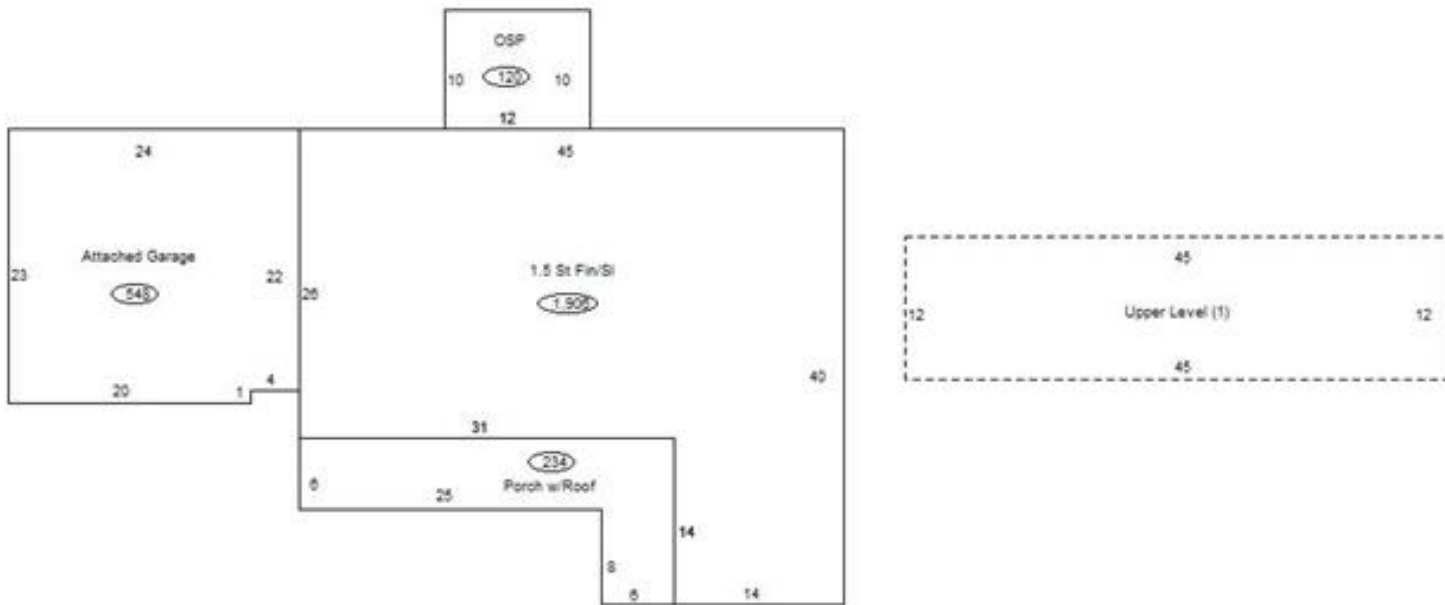
Date 04/16/2026

Time 23:01:30

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### Sketch Image

66002328



### 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	1,366	1.395	1,906
2	G	1		13	Attached Garage	548	1.000	548
3	M	PRCH		13	SLBC	234	1.000	234
4	M	PATO		13	Open Slab	120	1.000	120
5	U	^UL		13	Upper Level (1)	540	1.000	540
<b>Total Building Area</b>						<b>1,366</b>		<b>1,906</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x50x14	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2023	Eff Age 2		
	<b>Valuation Summary</b> Base Cost (30.06 x 1,500) 45,090		<b>Modifier Total</b>	<b>RCN</b> 45,090	<b>Depr (3% Phys/ % Func)</b> 1,353	<b>RCNLD</b> 43,737
	STGG	STG GOOD	0x0x0			240
	Qual 4	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (9.36 x 240) 2,246		<b>Modifier Total</b>	<b>RCN</b> 2,246	<b>Depr (15% Phys/ % Func)</b> 337	<b>RCNLD</b> 1,909
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (60% Phys/ % Func)</b> 15,000	<b>RCNLD</b> 10,000