




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 660022330 Parcel ID 000000-00-0-00843-002-0007 Cadastral ID 26-22-16-03910 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 346889 BUNCH, TONY L 14790 CEDAR DR CLAREMORE OK 74017-0000 Parcel Location Situs 14790 CEDAR DR Subdivision TWIN CEDAR ESTATES II Lot/Block 0007 / 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_0035. 1/4/2023</p>																								
Legal Description Lat/Long: 36.35532445 -95.56503023																													
LOT 7 BLOCK 2 TWIN CEDAR ESTATES 2					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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																									
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	No	1,000		/	BROADDUS, PARKER	04/14/2025	275,000	YES																				
					/	HUGHES, AMY D & CLINTON	09/11/2024	140,000	10																				
					2289/452	DUMAS, KARL A	11/30/2012	130,000	YES																				
					1548/197	PALMISANO, DOMINICK P &	12/05/2003	114,000	YES																				
					834/35			0	No																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																				
Remove Cap	2026		Land Value 112,248	112,248	11%	12,347	Assessed	30,250	2,974.18																				
Year Frozen	0		Improvements 162,759	162,759		17,903	Penalty	0																					
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																				
TIF Project ID	0		Total Value 275,007	275,007		30,250	Total Taxable	30,250	2,974.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660022330	BUNCH, TONY L			94	186,787	0	20,546	2,020.00																				
2024	2024-660022330	BROADDUS, PARKER			94	192,475	1000	15,389	1,627.00																				
2023	2023-660022330	HUGHES, AMY D & CLINTON			94	144,653	1000	14,912	1,609.00																				
2022	2022-660022330	HUGHES, AMY D & CLINTON			94	146,413	1000	15,105	1,644.00																				
2021	2021-660022330	HUGHES, AMY D & CLINTON			94	144,256	1000	14,868	1,565.00																				
2020	2020-660022330	HUGHES, AMY D & CLINTON			94	144,633	1000	14,617	1,534.00																				
2019	2019-660022330	HUGHES, AMY D & CLINTON			94	137,835	1000	14,162	1,465.00																				
2018	2018-660022330	HUGHES, AMY D & CLINTON			94	141,853	1000	14,604	1,527.00																				
2017	2017-660022330	HUGHES, AMY D & CLINTON			94	140,427	1000	14,447	1,491.00																				
2016	2016-660022330	HUGHES, AMY D & CLINTON			94	137,200	1000	14,092	1,448.00																				
2015	2015-660022330	HUGHES, AMY D & CLINTON			94	133,409	1000	13,675	1,436.00																				
2014	2014-660022330	HUGHES, AMY D & CLINTON			94	136,897	1000	13,761	1,417.00																				
2013	2013-660022330	HUGHES, AMY D & CLINTON			94	130,286	1000	13,331	1,353.00																				



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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1448 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,867.00 x 1.38 = 68,809 Factor Value Adjustments 1.6313 Lot Value 112,248		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	950 / 1,382
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	950
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1986 / 15

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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	170,799	123.59	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	153,960 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.27	Total Misc Impr	+ 14,580				
Roofing Adj	+ 3.42	Garage Cost	+ 13,373				
Subfloor Adj	+ -0.90	Total RCN	= 186,123				
Heat/Cool Adj	+ 11.47	Depreciation (18%)	- 33,502				
Plumbing Adj	+ 10.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 152,621				
Adj Base Cost	= 114.45	Lot Value	+ 112,248				
Total Area	x 1,382	Indicated Value	= 264,869				
Adjusted Cost	= 158,170	Value Per SqFt	191.66				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,621		
Lot Value	112,248		
Indicated Value	264,869	191.66	Per SqFt
Agland Value			
Site Improvements	10,138		
Total Value	275,007	198.99	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	54721		338	338	23.17	7,831
PATO	SLAB PORCH - OPEN	54722	16x10		160	10.33	1,653



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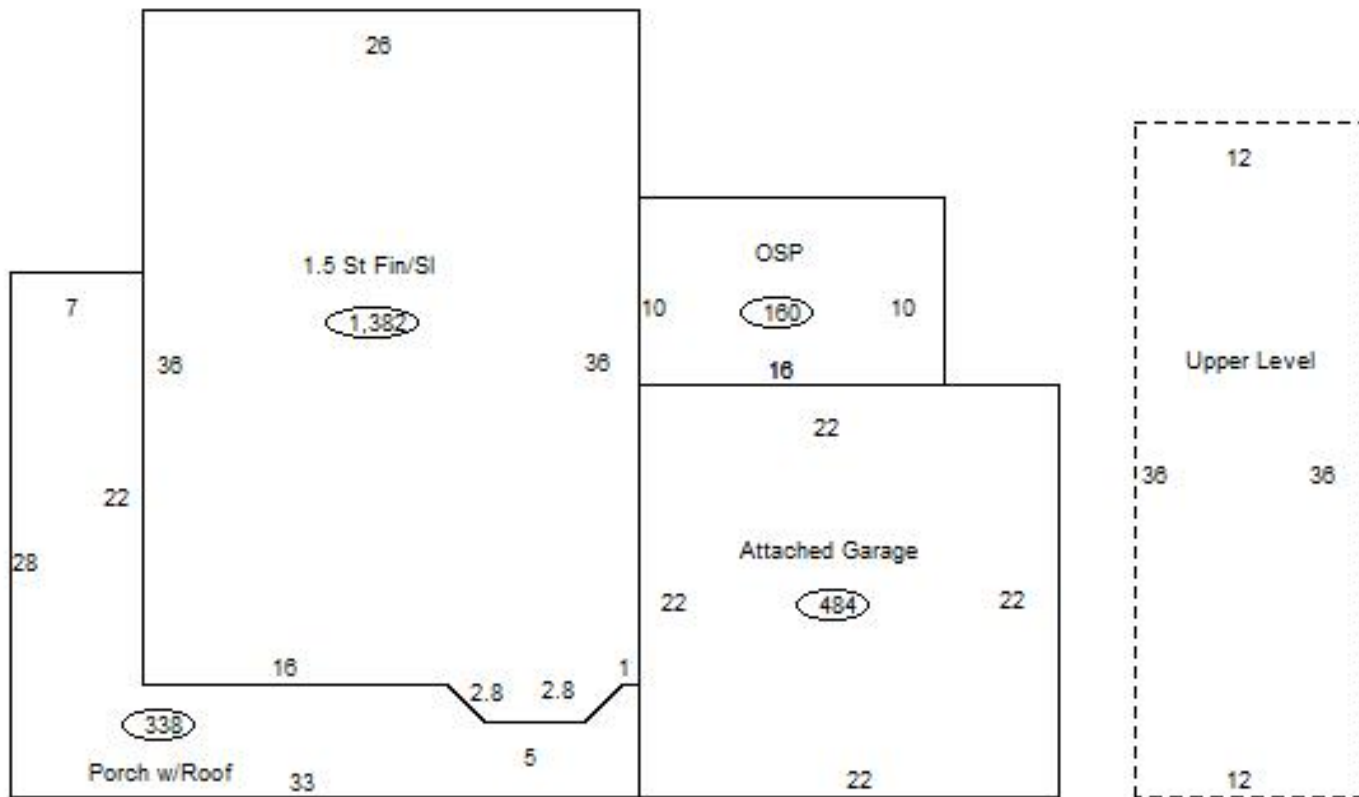
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	950	1.455	1,382
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	338	1.000	338
4	M	PATO		13	Open Slab	160	1.000	160
5	U	^UL	Overhang	13	Upper Level	432	1.000	432
Total Building Area						950		1,382



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			704
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 704)		11,264	11,264	1,126		10,138