



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:01:37
Page 1

Assessment Data					Primary Image														
Account 660022335 Parcel ID 000000-00-0-00843-002-0012 Cadastral ID 26-22-16-03960 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 47834 CLEMONS, JON R 14870 CEDAR DR CLAREMORE OK 74017-0000 Parcel Location Situs 14870 CEDAR DR Subdivision TWIN CEDAR ESTATES II Lot/Block 0012 / 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_0040. 1/4/2023</p>														
Legal Description Lat/Long: 36.35481400 -95.56250052																			
LOT 12 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> </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	Yes	1,000	1,000	801/205			68,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	0		Land Value 77,546	28,574	11%	3,143	Assessed	15,471	1,521.11										
Year Frozen	2026		Improvements 120,716	112,077		12,328	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 198,262	140,651		15,471	Total Taxable	14,471	1,433.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022335	CLEMONS, JON R			94	194,070	1000	14,021	1,388.00										
2024	2024-660022335	CLEMONS, JON R			94	205,655	1000	13,584	1,438.00										
2023	2023-660022335	CLEMONS, JON R			94	128,717	1000	13,159	1,422.00										
2022	2022-660022335	CLEMONS, JON R			94	127,159	1000	12,987	1,416.00										
2021	2021-660022335	CLEMONS, JON R			94	131,672	1000	13,484	1,421.00										
2020	2020-660022335	CLEMONS, JON R			94	132,342	1000	13,320	1,399.00										
2019	2019-660022335	CLEMONS, JON R			94	126,391	1000	12,903	1,337.00										
2018	2018-660022335	CLEMONS, JON R			94	131,229	1000	13,435	1,406.00										
2017	2017-660022335	CLEMONS, JON R			94	130,177	1000	13,319	1,375.00										
2016	2016-660022335	CLEMONS, JON R			94	126,998	1000	12,970	1,335.00										
2015	2015-660022335	CLEMONS, JON R			94	133,752	1000	12,794	1,343.00										
2014	2014-660022335	CLEMONS, JON R			94	137,383	1000	12,392	1,277.00										
2013	2013-660022335	CLEMONS, JON R			94	130,161	1000	12,002	1,219.00										



Rogers

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Date 04/16/2026
 Time 23:01:37
 Page 2

Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.5095		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	65,753.00 x 1.18 = 77,546		
Factor Value			
Adjustments	1.0000		
Lot Value	77,546		



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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	1,436 / 1,436
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,436
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	160,041	111.45	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.20	Total Misc Impr	+ 16,818				
Roofing Adj	+ 4.39	Garage Cost	+ 12,487				
Subfloor Adj	+ -1.17	Total RCN	= 201,194				
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 80,478				
Plumbing Adj	+ 9.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 120,716				
Adj Base Cost	= 119.70	Lot Value	+ 77,546				
Total Area	x 1,436	Indicated Value	= 198,262				
Adjusted Cost	= 171,889	Value Per SqFt	138.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,716		
Lot Value	77,546		
Indicated Value	198,262	138.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	198,262	138.07	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	54743		140	140	23.80		3,332
PRCH	SLAB PORCH - COVERED	54744	42x6		252	23.40		5,897
PATO	SLAB PORCH - OPEN	54745	294		294	8.48		2,493



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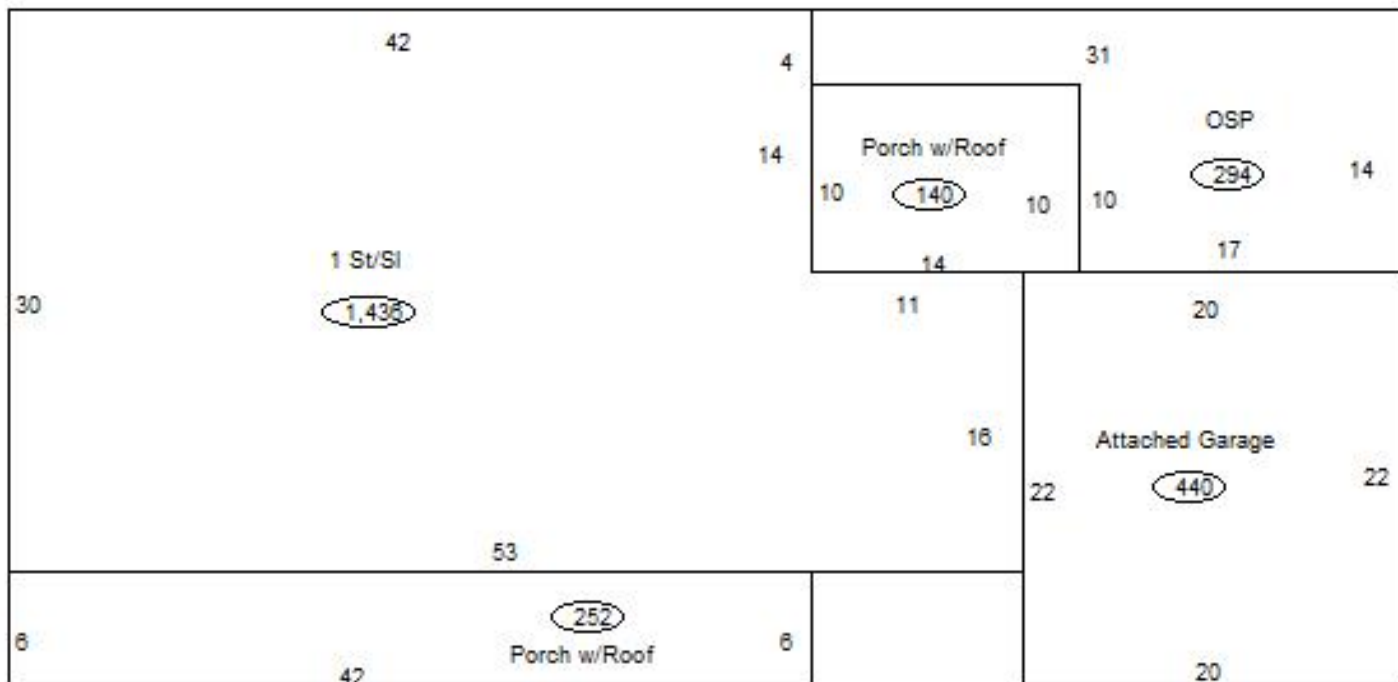
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Date 04/16/2026
 Time 23:01:37
 Page 3

Sketch Image

660022335



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,436	1.000	1,436
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PRCH		13	SLBC	252	1.000	252
5	M	PATO		13	Open Slab	294	1.000	294
Total Building Area						1,436		1,436



Rogers


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Date 04/16/2026
Time 23:01:37
Page 4

660022335

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)						