




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:01:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022336 Parcel ID 000000-00-0-00843-002-0013 Cadastral ID 26-22-16-03970 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 255799 TANNER, STEPHEN D 26722 DUCK POND DR CLAREMORE OK 74019-0000 Parcel Location Situs 14880 CEDAR DR Subdivision TWIN CEDAR ESTATES II Lot/Block 0013 / 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 Lot/Long: 36.35486164 -95.56188078																																																																																																																									
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9834	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,837.00 x 1.50 = 64,256	
Factor Value		
Adjustments	1.0000	
Lot Value	64,256	

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	1,518 / 1,518
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,518
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



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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	173,711	114.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	20,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.03	Total Misc Impr	+	5,433			
Roofing Adj	+ 4.50	Garage Cost	+	12,487			
Subfloor Adj	+ -1.15	Total RCN	=	203,298			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	81,319			
Plumbing Adj	+ 9.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	121,979			
Adj Base Cost	= 122.12	Lot Value	+	64,256			
Total Area	x 1,518	Indicated Value	=	186,235			
Adjusted Cost	= 185,378	Value Per SqFt		122.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,979		
Lot Value	64,256		
Indicated Value	186,235	122.68	Per SqFt
Agland Value			
Site Improvements	8,640		
Total Value	194,875	128.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54748	156		156	23.73		3,702
PRCH	SLAB PORCH - COVERED	54749	12x6		72	24.04		1,731



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 600)		9,600		9,600	960	8,640