



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:42:46  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022997 <b>Parcel ID</b> 21N16E-27-1-00000-000-0000 <b>Cadastral ID</b> 27-21-16-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 308371 VANN, SAMUEL W & COURTNEY  14822 E EDWARDS ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 14822 E EDWARDS ST <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 9.7 - Acres <b>Sec/Twn/Rng</b> 27 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (133)\IMG_0047.JPG 1/23/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.27304003 -95.58051139																																																																																																																									
<b>Legal Description</b> SE NE NE & W2 E2 SE NE BEG; 30' E SW/C; N 69.60' TO S/L DED ST; SELY ALG S/L SD ST TO WLY/L HWY 88; SELY ALG ROW 108.73'; S 1296' TO S/L SE NE; W 247.5'; N 660'; N 52.5'; N 660' TO POB					<b>Building Permits</b> <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																																																																																																											
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 Time 00:42:46  
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	8.7812		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	382,507.00 x .30 = 116,577		
Factor Value			
Adjustments	1.0000		
Lot Value	116,577		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,750 / 2,158
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	176,377	81.73	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	85.55	Total Misc Impr	+ 6,045				
Roofing Adj	+ 3.72	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 237,469				
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	- 109,236				
Plumbing Adj	+ 5.33	Lump Sums	+ 10,045				
Basement Adj	+ 0.00	RCNLD	= 138,278				
Adj Base Cost	= 107.24	Lot Value	+ 116,577				
Total Area	x 2,158	Indicated Value	= 254,855				
Adjusted Cost	= 231,424	Value Per SqFt	118.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,278		
Lot Value	116,577		
Indicated Value	254,855	118.10	Per SqFt
Agland Value			
Site Improvements	8,064		
Total Value	262,919	121.83	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	56746	4x4		16	26.88		430
WODO	WOOD DECK - OPEN	56747	36x22		792	16.91	25%	10,045

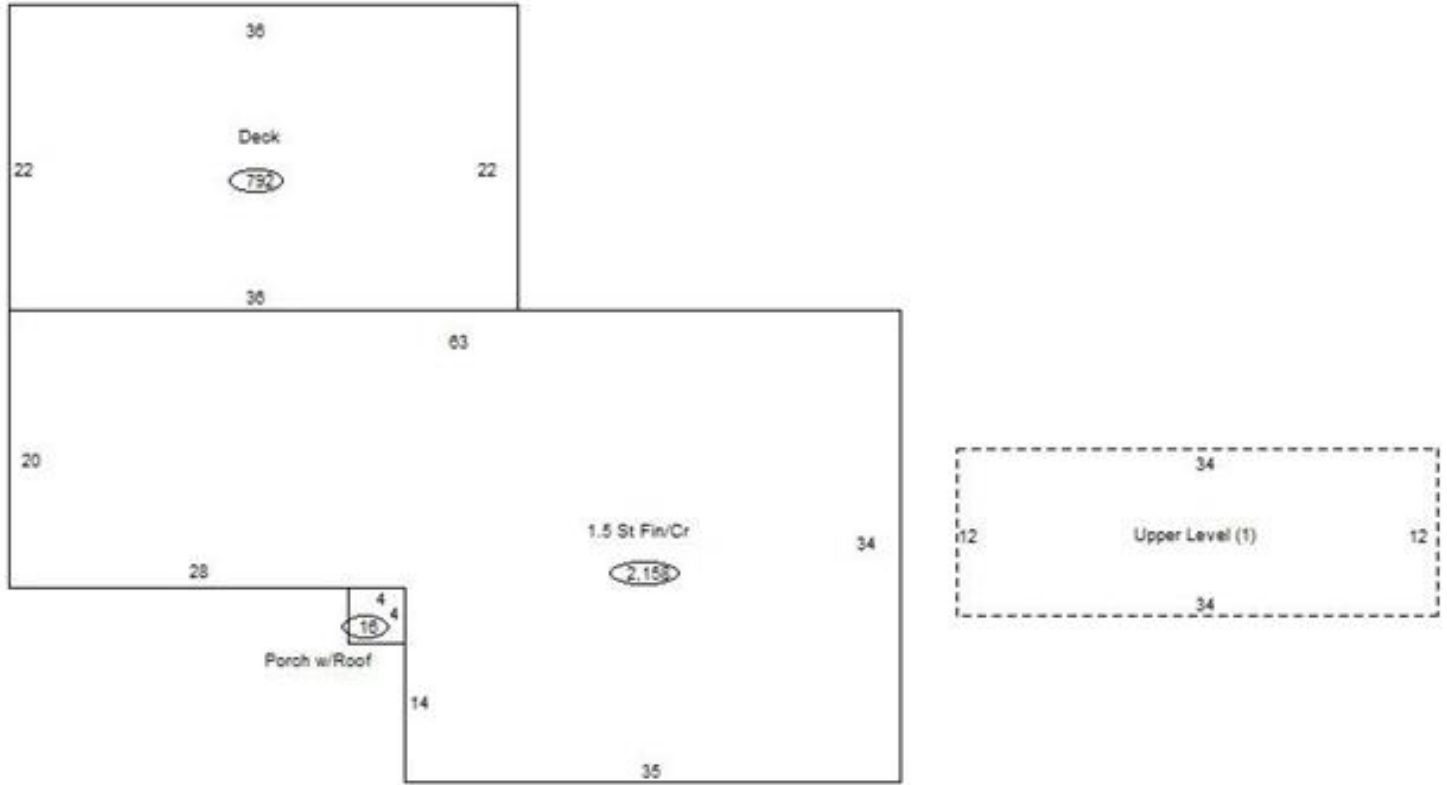


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 Time 00:42:47  
 Page 3

Sketch Image

660022997



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,750	1.233	2,158
2	M	PRCH		13	SLBC	16	1.000	16
3	M	WODO		13	WODO	792	1.000	792
4	U	^UL		13	Upper Level (1)	408	1.000	408
<b>Total Building Area</b>						1,750		2,158



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 Page 4

660022997

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			672
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 672) 10,752		<b>Modifier Total</b>	<b>RCN</b> 10,752	<b>Depr (25% Phys/ % Func)</b> 2,688	<b>RCNLD</b> 8,064
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
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	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>