



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:33:47
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Assessment Data					Primary Image																																																																																																																				
Account 660023188 Parcel ID 22N16E-27-1-00000-000-0000 Cadastral ID 27-22-16-01200 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 40234 ADAMS, WINFORD L & PATRICIA L 13804 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13804 E 450 RD Subdivision Lot/Block / Parcel Size 12.16 - Acres Sec/Twn/Rng 27 / 22 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36436708 -95.58132940																																																																																																																									
Legal Description TR N2 NE NE BEG: 512.7' W NE/C S 208.71' E 303.92'; S TO S/L N2 NE NE, W S/L 208.7' E NW/C; N ON N/L 208.71' E NW/C; E N/L TO POB					Building Permits																																																																																																																				
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,500 / 2,150
Style	100% 1 1/2 Story Finished
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 24

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	77.62	Total Misc Impr	+ 12,657				
Roofing Adj	+ 3.10	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 198,847				
Heat/Cool Adj	+ 0.00	Depreciation (35%)	- 69,596				
Plumbing Adj	+ 5.88	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 129,251				
Adj Base Cost	= 86.60	Lot Value	+ 0				
Total Area	x 2,150	Indicated Value	= 129,251				
Adjusted Cost	= 186,190	Value Per SqFt	60.12				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,251		
Lot Value			
Indicated Value	129,251	60.12	Per SqFt
Agland Value	2,724		
Site Improvements	12,073		
Total Value	144,048	67.00	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	57215	50x8		400	20.20		8,080



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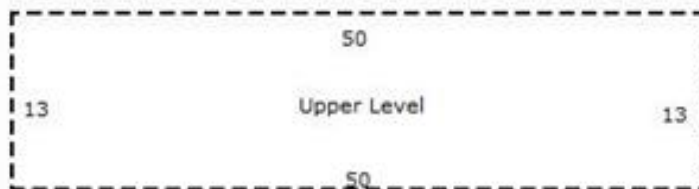
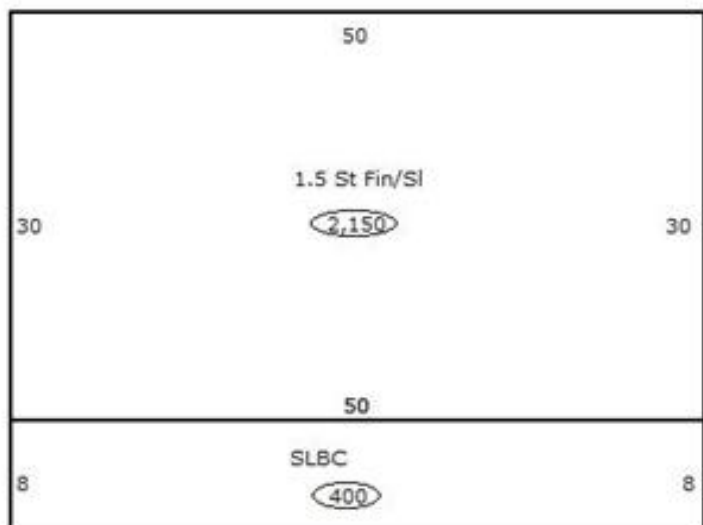
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Sketch Image

660023188



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	1,500	1.433	2,150
2	M	PRCH		13	SLBC	400	1.000	400
3	U	^UL	Overhang	13	Upper Level	650	1.000	650
Total Building Area						1,500		2,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (9.39 x 1,800)		16,902	16,902	8,451	8,451	
LT	LEAN-TO					400
Qual 3	Cond 3	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (2.92 x 400)		1,168	1,168		1,168	
LF	LOAFING SHED					768
Qual 3	Cond 3	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (4.26 x 768)		3,272	3,272	818	2,454	
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)						






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Lot Data		Primary Image	
Lot Size	-	 <p>\\tsclient\C\Users\rln\Pictures\2019-06-25\IMG_0001.JPG 6/28/2019</p>	
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data			
Type	6 Mobile Home 58 x 14		
Condition	1 - Low		
Quality	1.5 - Low		
Architecture	6 MS ADJ		
Style	100% Single Wide		
Exterior Wall	100% Aluminum Sheet		
Base/Total Area	812 / 812		
Style	100% Single Wide		
HVAC			
Roof Cover	14 Metal, Ribbed		
Area on Slab			
Fixture/RghIn	/		
Bed/F/H Bath	/ /		
Basement Area			
Garage Type			
Remodel			
Year/Eff Age	1976 / 70		
Cost Approach		Manual : 01/2025	
Base Cost	32.10	Total Misc Impr	+ 0
Roofing Adj	+ 2.61	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 34,583
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 27,666
Plumbing Adj	+ 7.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 6,917
Adj Base Cost	= 42.59	Lot Value	+ 6,917
Total Area	x 812	Indicated Value	= 6,917
Adjusted Cost	= 34,583	Value Per SqFt	8.52
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value

\\tsclient\C\Users\rln\Pictures\2019-06-25\IMG_0001.JPG 6/28/2019

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Correlated Value		
Improvements	500		
Lot Value			
Indicated Value	500	0.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	500	0.62	Total Value Per SqFt



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			12.160	224	224	2,724	2,724
IMP PST Totals						12.160			2,724	2,724
Total Agland						12.160			2,724	2,724