



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:58:36
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Assessment Data					Primary Image																																																																																																																				
Account 660023196 Parcel ID 22N16E-27-1-00000-000-0000 Cadastral ID 27-22-16-02100 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 317492 EVANSHOAR PROPERTIES LLC 14506 E 380 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13902 E 450 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 27 / 22 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0001 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,564.00 x .88 = 38,335 Factor Value Adjustments 1.0000 Lot Value 38,335		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,292 / 1,292
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,292
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1969 / 43



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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	129,317	100.09	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	91.05	Total Misc Impr	+	3,718	
Roofing Adj	+ 4.10	Garage Cost	+	12,033	
Subfloor Adj	+ 0.00	Total RCN	=	161,359	
Heat/Cool Adj	+ 10.30	Depreciation (53%)	-	85,520	
Plumbing Adj	+ 7.25	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	75,839	
Adj Base Cost	= 112.70	Lot Value	+	38,335	
Total Area	x 1,292	Indicated Value	=	114,174	
Adjusted Cost	= 145,608	Value Per SqFt		88.37	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,839		
Lot Value	38,335		
Indicated Value	114,174	88.37	Per SqFt
Agland Value			
Site Improvements	2,592		
Total Value	116,766	90.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57232	120		120	20.92		2,510
PATO	SLAB PORCH - OPEN	142199	12x10		120	10.07		1,208



Rogers

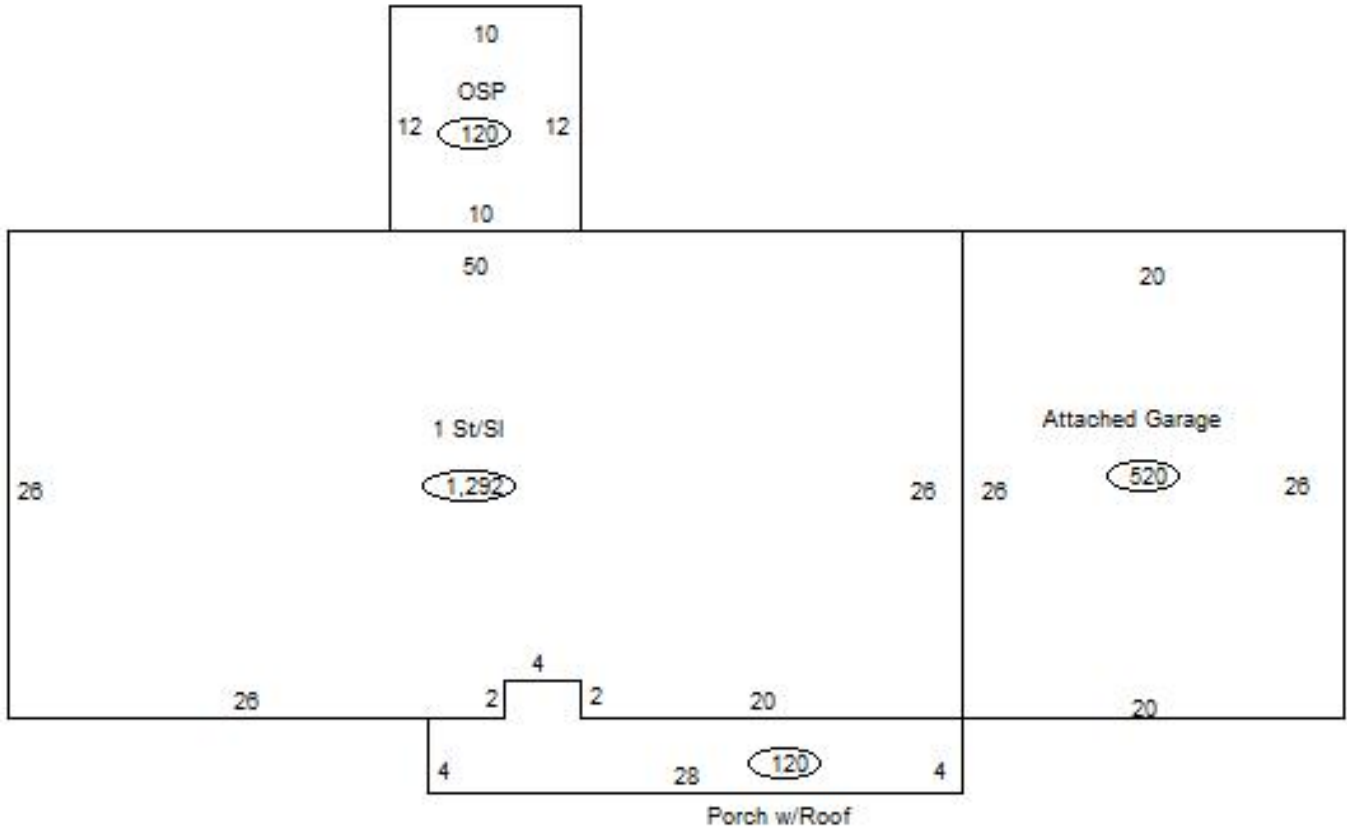
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,292	1.000	1,292
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,292		1,292



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HS	HAY SHED	0x0x0			360
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 360)	1,685		1,685	1,685	



DTGF	DETACHED GARAGE FAIR	0x0x0			648
Qual 2	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (16.00 x 648)	10,368		10,368	7,776	2,592