



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:27:20
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Assessment Data					Primary Image																																																																																																																				
Account 660028357 Parcel ID 000000-00-0-00141-003-0004 Cadastral ID 33-21-15-04040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 107414 CANNADY, ALLEN KENT 24796 S CEDAR DR CLAREMORE OK 74019-0000 Parcel Location Situs 24796 S CEDAR DR Subdivision CEDAR LANE Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 33 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25357135 -95.71489950																																																																																																																									
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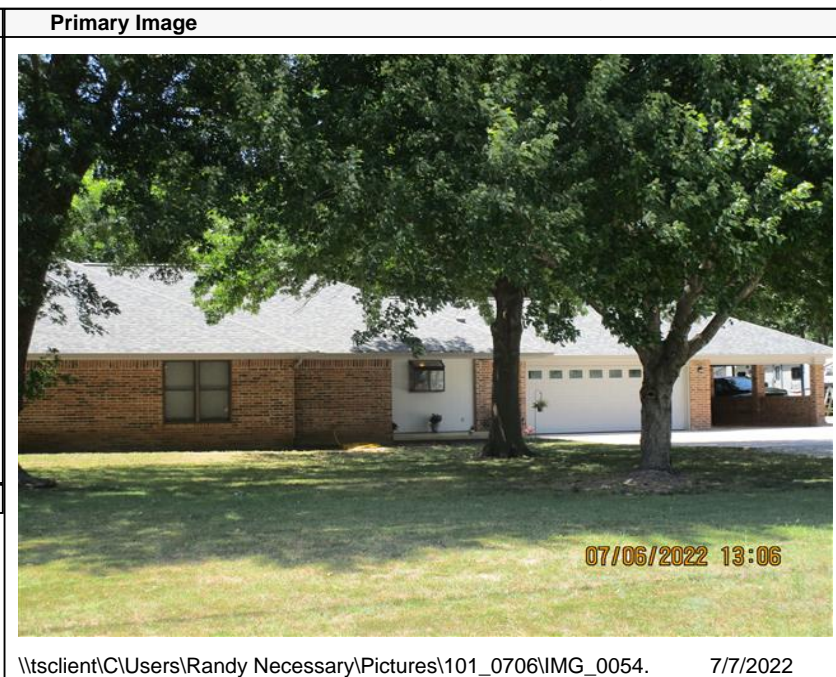
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9995		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,537.00 x 1.70 = 74,013		
Factor Value			
Adjustments	1.0000		
Lot Value	74,013		



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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	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,914 / 1,914
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,914
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
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	215,337	112.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	317,050		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.97	Total Misc Impr	+ 21,117
Roofing Adj	+ 4.01	Garage Cost	+ 15,792
Subfloor Adj	+ -1.06	Total RCN	= 258,455
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 103,382
Plumbing Adj	+ 7.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 155,073
Adj Base Cost	= 115.75	Lot Value	+ 74,013
Total Area	x 1,914	Indicated Value	= 229,086
Adjusted Cost	= 221,546	Value Per SqFt	119.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,073		
Lot Value	74,013		
Indicated Value	229,086	119.69	Per SqFt
Agland Value			
Site Improvements	11,674		
Total Value	240,760	125.79	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
CPDT	CARPORT - DETACHED	68310	24x14		336	10.74		3,609
PRCH	SLAB PORCH - COVERED	68311	22x20		440	22.98		10,111
PRCH	SLAB PORCH - COVERED	68312	12x8		96	23.97		2,301



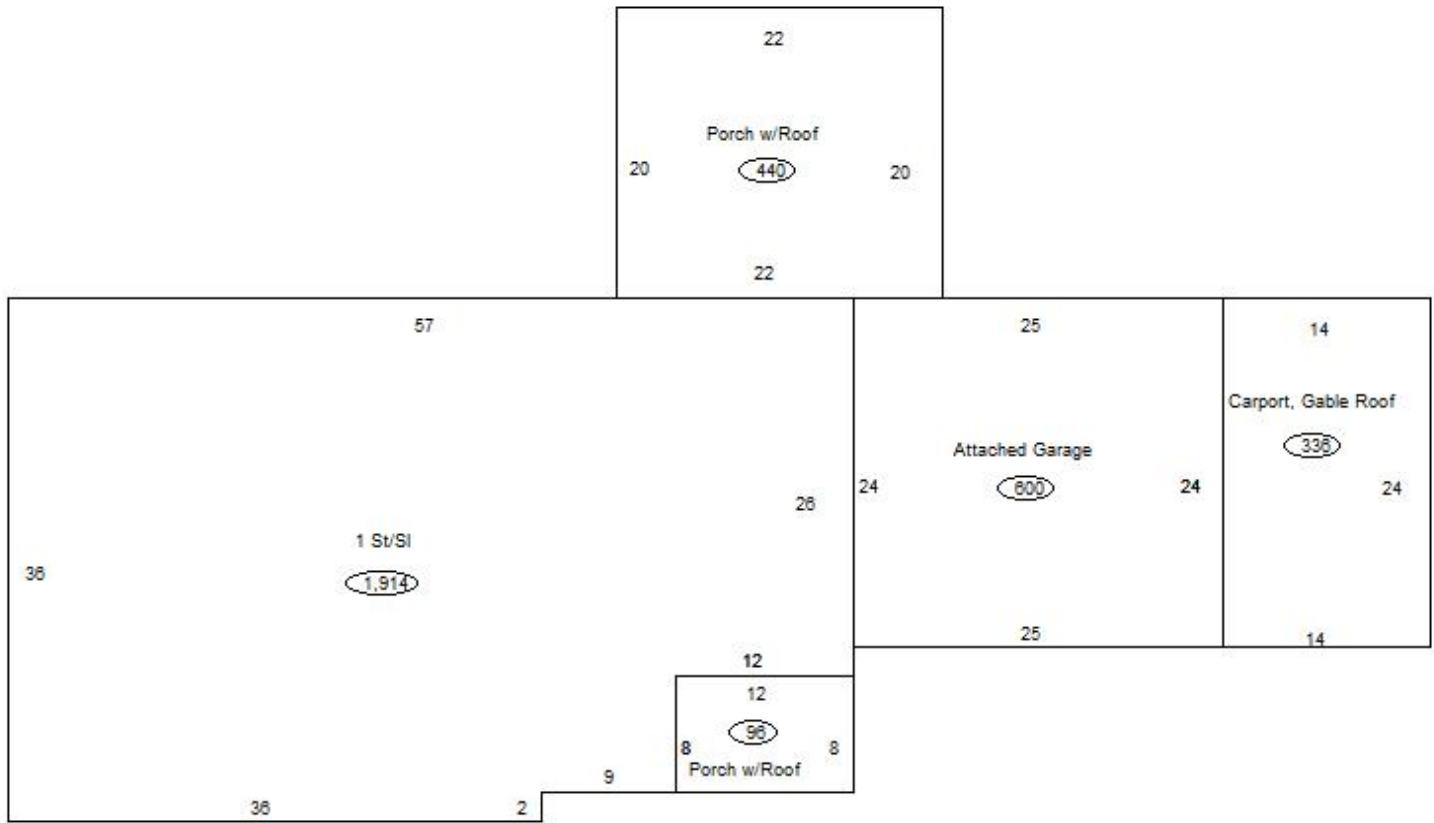
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Sketch Image

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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/Sl	1,914	1.000	1,914
2	G	1		13	Attached Garage	600	1.000	600
3	G	3		13	Carport, Gable Roof	336	1.000	336
4	M	PRCH		13	SLBC	440	1.000	440
5	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						1,914		1,914



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,280
	Qual 2	Cond 3	Year 2002	Eff Age 18		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
Base Cost (16.00 x 1,280)		20,480	20,480	8,806		11,674