



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account	660029606																		
Parcel ID	22N16E-34-3-00000-000-0000																		
Cadastral ID	34-22-16-01900																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area		1															
Tax Area	9 - SEQUOYAH/ NO FIRE																		
Name ID	344338																		
NORTHROP, PATTY C & JAN D SEAGO																			
13475 E 470 RD CLAREMORE OK 74017-0000																			
Parcel Location																			
Situs	13475 E 470 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	46.51 - Acres																
Sec/Twn/Rng	34 / 22 / 16 / 3																		
Neighborhood	2116 - UNPLATTED																		
School District	S006 - SEQUOYAH SCHOOLS																		
Legal Description Lat/Long: 36.33781404 -95.58766206																			
TR DESC 2024-005863 AS: E2 SW SE SW & W 310' S 990' E2 SE SW & E 350' S 1074.59' E2 SE SW & W 5' S 1074.59' W2 SW SE & E 655' W2 SW SE LESS TR DESC COMM SW/C SE; N01.2953W 1083.49' TO POB; N01.2953W 236.53'; S03.1412E 236.66'; S88.3757W 7.18' TO POB LESS TR COMM SE/C SW; S88.3421W 660.02'; N01.2949W																			
Building Permits																			
<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										
Number	Description	Opened	Closed	Amount															
Exemptions																			
<table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th></tr> </thead> <tbody> <tr> <td>H</td><td>Homestead</td><td>Yes</td><td>1,000</td><td>1,000</td></tr> <tr> <td>PD</td><td>Add-Homestead</td><td>Yes</td><td>1,000</td><td>1,000</td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	PD	Add-Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption															
H	Homestead	Yes	1,000	1,000															
PD	Add-Homestead	Yes	1,000	1,000															
Sale History																			
<table border="1"> <thead> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td>/</td><td>NORTHROP, FREDERICK H &</td><td>05/10/2024</td><td>0</td><td>4</td></tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	NORTHROP, FREDERICK H &	05/10/2024	0	4					
Bk/Pg	Grantor	Date	Price	Code															
/	NORTHROP, FREDERICK H &	05/10/2024	0	4															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax											
Remove Cap	0	Land Value	6,580	3,462	11%	381	Assessed	15,026	1,327.10										
Year Frozen	2024	Improvements	253,031	133,128		14,645	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-177.00										
TIF Project ID	0	Total Value	259,611	136,590		15,026	Total Taxable	13,026	1,150.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660029606	NORTHROP, PATTY C &	9	243,167	2000	13,025	1,150.00												
2024	2024-660029606	NORTHROP, PATTY C &	9	243,757	2000	13,026	1,155.00												
2023	2023-660029606	NORTHROP, FREDERICK H &	9	229,920	1000	13,590	1,234.00												
2022	2022-660029606	NORTHROP, FREDERICK H &	9	229,786	1000	13,165	1,208.00												
2021	2021-660029606	NORTHROP, FREDERICK H &	9	240,725	1000	12,753	1,125.00												
2020	2020-660029606	NORTHROP, FREDERICK H &	9	240,876	1000	12,352	1,125.00												
2019	2019-660029606	NORTHROP, FREDERICK H &	9	228,279	1000	11,964	1,071.00												
2018	2018-660029606	NORTHROP, FREDERICK H &	9	241,046	1000	11,586	1,050.00												
2017	2017-660029606	NORTHROP, FREDERICK H &	9	236,350	1000	11,220	1,002.00												
2016	2016-660029606	NORTHROP, FREDERICK H &	9	231,978	1000	10,864	965.00												
2015	2015-660029606	NORTHROP, FREDERICK H &	9	183,627	1000	10,518	957.00												
2014	2014-660029606	NORTHROP, FREDERICK H &	9	189,781	1000	10,184	939.00												
2013	2013-660029606	NORTHROP, FREDERICK H &	9	185,959	1000	9,858	895.00												



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
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	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,148 / 2,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	2,148
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50



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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	99.11	Total Misc Impr	+ 26,776	Garage Cost	+		
Roofing Adj	+ 4.68	Total RCN	= 284,880	Depreciation (57%)	-	162,382	
Subfloor Adj	+ -1.09	Lump Sums	+ 0	RCNLD	=	122,498	
Heat/Cool Adj	+ 11.47	Lot Value	+ 122,498	Indicated Value	=	122,498	
Plumbing Adj	+ 5.99	Value Per SqFt	57.03				
Basement Adj	+ 0.00						
Adj Base Cost	= 120.16						
Total Area	x 2,148						
Adjusted Cost	= 258,104						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,498		
Lot Value			
Indicated Value	122,498	57.03	Per SqFt
Agland Value	6,580		
Site Improvements	130,533		
Total Value	382,109	177.89	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
PATO	SLAB PORCH - OPEN	71068	23x15		345	8.28		2,857
PRCH	SLAB PORCH - COVERED	71069	18x4		72	24.04		1,731
PRCH	SLAB PORCH - COVERED	71070	29x26		754	22.15		16,701
PATO	SLAB PORCH - OPEN	71071	6x6		36	10.86		391



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			2,356
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (36% Phys/ % Func)	RCNLD
	Base Cost (8.89 x 2,356)		20,945	20,945	7,540	13,405
	BARN BARN		0x0x0			4,000
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (36% Phys/ % Func)	RCNLD
	Base Cost (8.11 x 4,000)		32,440	32,440	11,678	20,762
	BARN BARN		80x124x0			9,920
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (7.23 x 9,920)		71,722	71,722	22,234	49,488
	LT LEAN-TO		32x100x0			3,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (36% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 3,200)		9,344	9,344	3,364	5,980
	UTIL SHOP BUILDING		40x50x0			2,000
	Qual 3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (26.81 x 2,000)		53,620	53,620	16,086	37,534
	LF LOAFING SHED		12x24x0			288
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 288)		1,227	1,227	368	859
	LF LOAFING SHED		12x24x0			288
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 288)		1,227	1,227	368	859



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	12x22x0			264	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 264)		1,125		1,125	338	787
	LF	LOAFING SHED	12x24x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 288)		1,227		1,227	368	859
	LF	LOAFING SHED	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x)						



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			1.892	92	92	174	174
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			15.216	122	122	1,862	1,862
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			26.412	168	168	4,437	4,437
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.961	36	36	107	107
W	WATER	TMBR	0			.029	0	0	0	0
TMBR Totals						46.510			6,580	6,580
Total Agland						46.510			6,580	6,580