



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:10:02
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029621 Parcel ID 22N16E-34-1-00000-000-0000 Cadastral ID 34-22-16-03700 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 349027 BRADSHAW, GARY MYRL JR & ROSE COLLEEN 13414 E 463 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13414 E 463 RD Subdivision Lot/Block / Parcel Size 3.65 - Acres Sec/Twn/Rng 34 / 22 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34489911 -95.59088105																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.5232	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	153,472.00 x .46 = 70,770	
Factor Value		
Adjustments	1.7711	
Lot Value	125,341	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,189 / 1,722
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,189
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22



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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	262,088	152.20	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.74	Total Misc Impr	+	10,102			
Roofing Adj	+ 3.40	Garage Cost	+	18,330			
Subfloor Adj	+ -1.60	Total RCN	=	235,967			
Heat/Cool Adj	+ 12.64	Depreciation (26%)	-	61,351			
Plumbing Adj	+ 11.34	Lump Sums	+	5,069			
Basement Adj	+ 0.00	RCNLD	=	179,685			
Adj Base Cost	= 120.52	Lot Value	+	125,341			
Total Area	x 1,722	Indicated Value	=	305,026			
Adjusted Cost	= 207,535	Value Per SqFt		177.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,685		
Lot Value	125,341		
Indicated Value	305,026	177.13	Per SqFt
Agland Value			
Site Improvements	36,977		
Total Value	342,003	198.61	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	71111	9x6		54	26.76		1,445
PATO	SLAB PORCH - OPEN	71112	29x12		348	8.74		3,042
WODO	WOOD DECK - OPEN	143680	24x12		288	17.60		5,069



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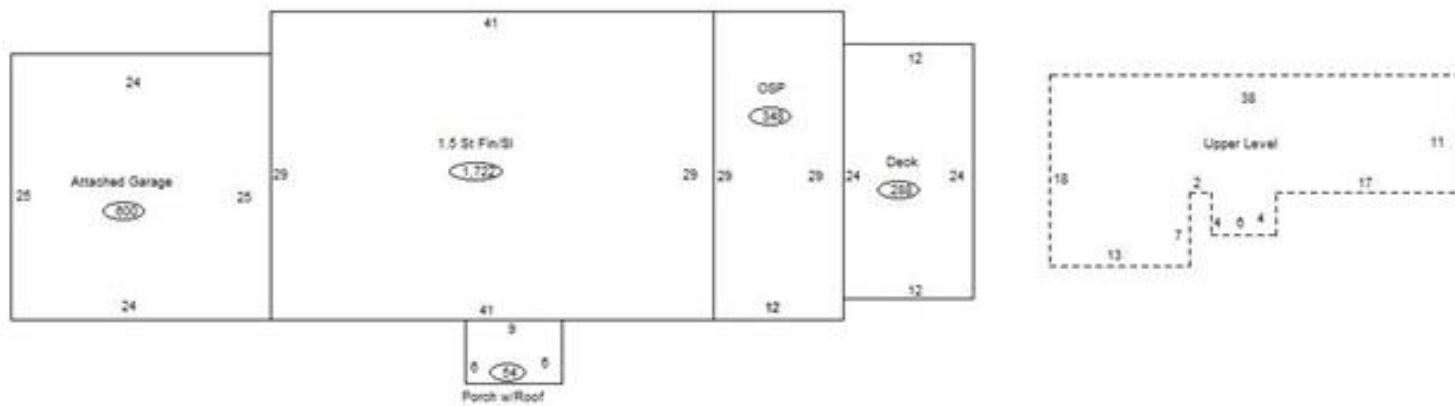
Date 04/17/2026

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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	5	Slab	13	1.5 St Fin/Sl	1,189	1.448	1,722
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	54	1.000	54
4	M	PATO		13	Open Slab	348	1.000	348
5	U	^UL	Overhang	13	Upper Level	533	1.000	533
6	M	WODO		13	WODO	288	1.000	288
Total Building Area						1,189		1,722



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x48x0			1,440	
	Qual 2	Cond 3	Year 2015	Eff Age	8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (27.80 x 1,440)		40,032		40,032	6,005	34,027
	STF	STG FAIR	0x0x0			216	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 216)		1,011		1,011	1,011	
	GF	GAZEBO FAIR	0x0x0			1	
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2,950.00 x 1)		2,950		2,950	2,950	