



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:04:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029646 Parcel ID 000000-00-0-00633-002-0013 Cadastral ID 34-22-16-04210 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 283108 ARMSTRONG, BRADLEY J 13632 E 460 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13632 E 460 RD Subdivision QUAIL MEADOW Lot/Block 0013 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Date 04/16/2026
Time 21:04:51
Page 2

Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0269	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,733.00 x 1.48 = 65,985	
Factor Value		
Adjustments	1.0000	
Lot Value	65,985	

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, Vinyl
Base/Total Area	1,370 / 1,370
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,370
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	213,172	155.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	236,260		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.26	Total Misc Impr	+	4,076			
Roofing Adj	+ 4.62	Garage Cost	+	13,373			
Subfloor Adj	+ -1.21	Total RCN	=	200,221			
Heat/Cool Adj	+ 11.47	Depreciation (21%)	-	42,046			
Plumbing Adj	+ 10.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	158,175			
Adj Base Cost	= 133.41	Lot Value	+	65,985			
Total Area	x 1,370	Indicated Value	=	224,160			
Adjusted Cost	= 182,772	Value Per SqFt		163.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,175		
Lot Value	65,985		
Indicated Value	224,160	163.62	Per SqFt
Agland Value			
Site Improvements	33,560		
Total Value	257,720	188.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71218	25x4		100	23.95		2,395
PATO	SLAB PORCH - OPEN	71219	163		163	10.31		1,681



Rogers

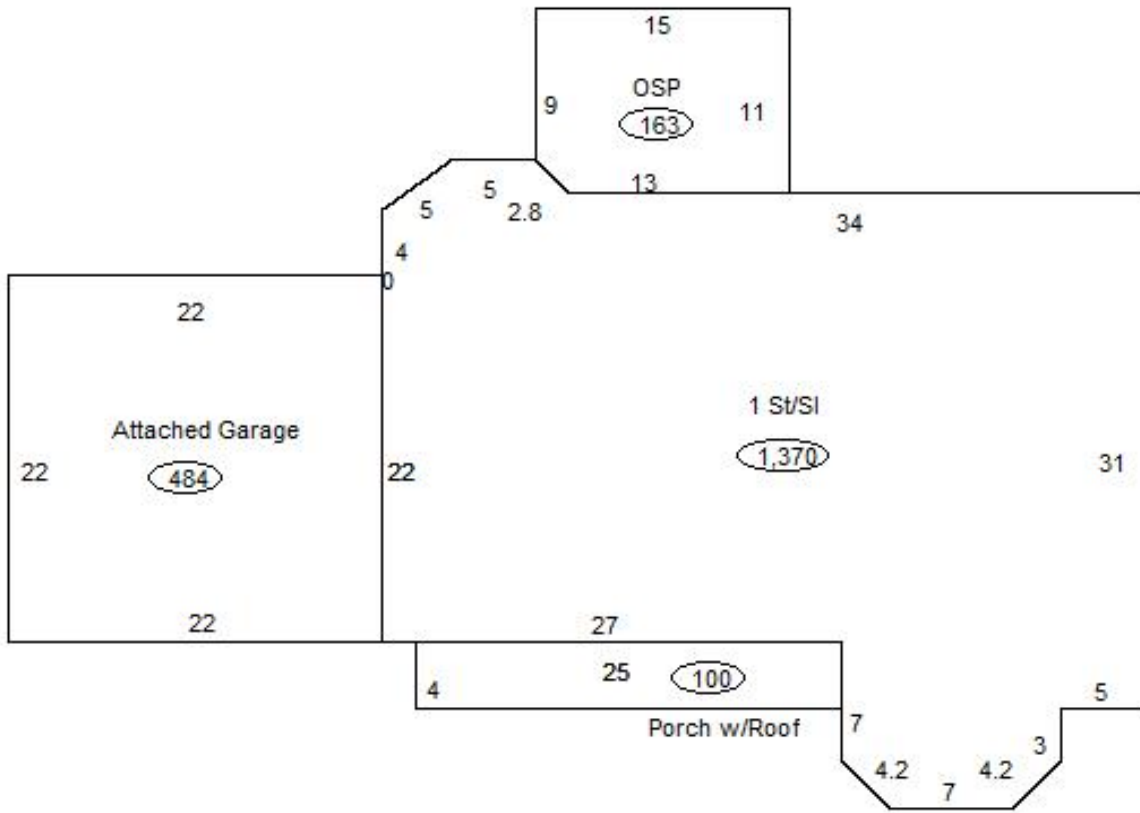
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 Time 21:04:51
 Page 3

Sketch Image

660029646



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,370	1.000	1,370
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PATO		13	Open Slab	163	1.000	163
Total Building Area						1,370		1,370



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Page 4

660029646

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	44x28x0			1,232
	Qual 3	Cond	Year 2016	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 1,232)		33,560		33,560	33,560
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					