



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 660030751 Parcel ID 22N16E-35-4-00000-000-0000 Cadastral ID 35-22-16-02200 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 41114 DECKARD, JOHN A & BEDA PAT TRUSTEES 14605 E LAKE DR CLAREMORE OK 74017-0000 Parcel Location Situs 14605 E LAKE DR Subdivision Lot/Block / Parcel Size 3.8 - Acres Sec/Twn/Rng 35 / 22 / 16 / 4 Neighborhood 2216 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TRANDY\11-14-2022\101_1114\IMG_0021.JPG 11/14/2022</p>																																																	
Legal Description Lat/Long: 36.33676782 -95.56444479																																																						
ALL PT SW SE SE ABOVE ELEVATIO N 615'					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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000																																																		
PD	Add-Homestead	Yes	1,000	1,000																																																		
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>88.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 65,609</td> <td>30,841</td> <td>11%</td> <td>3,393</td> <td>Assessed</td> <td>7,053</td> <td>622.92</td> </tr> <tr> <td>Year Frozen</td> <td>2008</td> <td>Improvements 70,778</td> <td>33,271</td> <td> </td> <td>3,660</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>2,000</td> <td>-177.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 136,387</td> <td>64,112</td> <td> </td> <td>7,053</td> <td>Total Taxable</td> <td>5,053</td> <td>446.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax	Remove Cap	0	Land Value 65,609	30,841	11%	3,393	Assessed	7,053	622.92	Year Frozen	2008	Improvements 70,778	33,271		3,660	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	2,000	-177.00	TIF Project ID	0	Total Value 136,387	64,112		7,053	Total Taxable	5,053	446.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660030751	DECKARD, JOHN A & BEDA PAT	9	132,594	2000	5,052	446.00																																															
2024	2024-660030751	DECKARD, JOHN A & BEDA PAT	9	137,025	2000	5,052	448.00																																															
2023	2023-660030751	DECKARD, JOHN A & BEDA PAT	9	101,447	2000	5,052	459.00																																															
2022	2022-660030751	DECKARD, JOHN A & BEDA PAT	9	100,825	2000	5,052	464.00																																															
2021	2021-660030751	DECKARD, JOHN A & BEDA PAT	9	101,958	2000	5,052	446.00																																															
2020	2020-660030751	DECKARD, JOHN A & BEDA PAT	9	102,630	2000	5,052	460.00																																															
2019	2019-660030751	DECKARD, JOHN A & BEDA PAT	9	92,442	2000	5,052	452.00																																															
2018	2018-660030751	DECKARD, JOHN A & BEDA PAT	9	96,222	2000	5,052	458.00																																															
2017	2017-660030751	DECKARD, JOHN A & BEDA PAT	9	95,666	2000	5,052	451.00																																															
2016	2016-660030751	DECKARD, JOHN A & BEDA PAT	9	93,878	2000	5,052	449.00																																															
2015	2015-660030751	DECKARD, JOHN A & BEDA PAT	9	92,355	2000	5,052	460.00																																															
2014	2014-660030751	DECKARD, JOHN A & BEDA PAT	9	94,560	2000	5,052	466.00																																															
2013	2013-660030751	DECKARD, JOHN A & BEDA PAT	9	91,084	2000	5,052	458.00																																															



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Lot Data		Square-Foot - NBHD 2216 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	3.5309				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	153,806.00 x .43 = 65,609				
Factor Value					
Adjustments	1.0000				
Lot Value	65,609				
Residential Data				<p>\\tsclient\TRANDY\11-14-2022\101_1114\IMG_0021.JPG 11/14/2022</p>	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test	
Base/Total Area	1,190 / 1,190			Adusted R 0.8445	
Style	100% One Story			Indicated Value 84,483 70.99 Per SqFt	
HVAC	100% Wall Furnace			Direct Comparables	
Roof Cover	4 Metal, Preformed			Selection Model 1 Res	
Area on Slab	0			Adjustment Model A2 AO Test	
Fixture/RghIn	7 /			Comparables	
Bed/F/H Bath	3 / 1.5 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 60,693	
Year/Eff Age	1968 / 44			Lot Value 65,609	
Cost Approach		Manual : 01/2025		Indicated Value 126,302 106.14 Per SqFt	
Base Cost	91.08	Total Misc Impr	+ 1,683	Agland Value	
Roofing Adj	+ 4.83	Garage Cost	+ 127,764	Site Improvements 10,085	
Subfloor Adj	+ 2.32	Total RCN	= 68,993	Total Value 136,387 114.61 Total Value Per SqFt	
Heat/Cool Adj	+ 0.76	Depreciation (54%)	- 1,922		
Plumbing Adj	+ 6.96	Lump Sums	+ 60,693		
Basement Adj	+ 0.00	RCNLD	= 65,609		
Adj Base Cost	= 105.95	Lot Value	+ 126,302		
Total Area	x 1,190	Indicated Value	= 106.14		
Adjusted Cost	= 126,081	Value Per SqFt			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72900	10x8		80	21.04		1,683
WODO	WOOD DECK - OPEN	72901	16x12		192	20.02	50%	1,922



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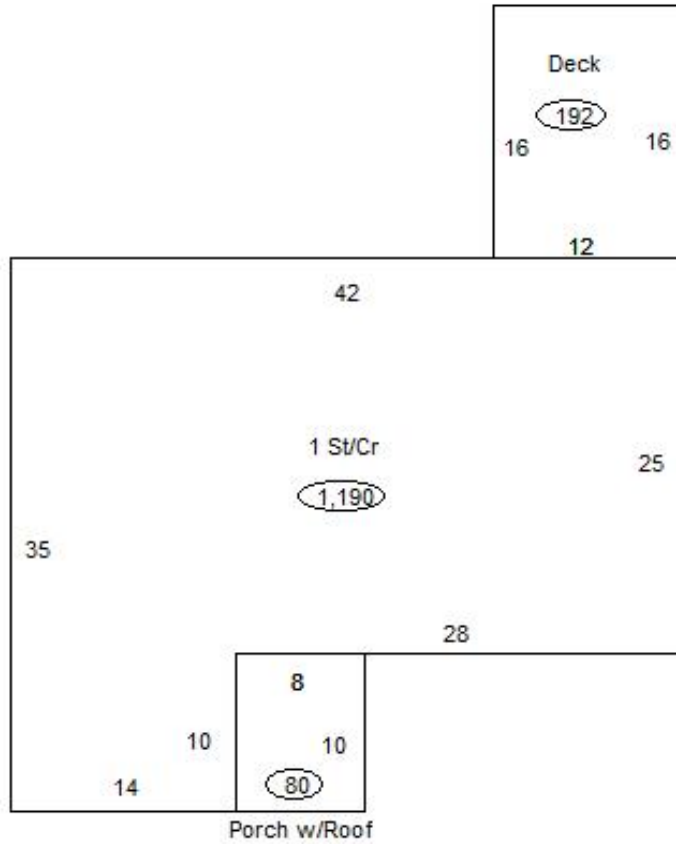
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,190	1.000	1,190
2	M	PRCH		13	SLBC	80	1.000	80
3	M	WODO		13	WODO	192	1.000	192
Total Building Area						1,190		1,190



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			496	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 496)	15,515		15,515	5,430	10,085
	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)					
	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)					
	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)					
	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)					