




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
<b>Account</b> 660030779 <b>Parcel ID</b> 22N16E-35-4-00000-000-0000 <b>Cadastral ID</b> 35-22-16-04800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 9 - SEQUOYAH/ NO FIRE <b>Name ID</b> 262426 COTTRELL, JON T & WANDA K  14677 E 465 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14677 E 465 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7.2 - Acres <b>Sec/Twn/Rng</b> 35 / 22 / 16 / 4 <b>Neighborhood</b> 2216 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p style="text-align: right; color: orange;">11/10/2022 14:00</p> <p>\\tsclient\T\RANDY\11-10-2022\101_1110\IMG_0046.JPG 11/14/2022</p>									
<b>Legal Description</b> Lat/Long: 36.34292039 -95.56645580														
PT NE NW SE BEG; NW/C; E ALG N /L 660.1'; S 508.06' TO PT N/L CITY CLAREMORE LAKE RD; S 79-5 4 W ALG LINE PAR TO & 20' EQUA L DIST N C/L RD 94.76' TO PT CURVE; AROUND CURVE TO RT RAD 710 3' 96.4' TO PT TANG; S 87- 44 W 180.7' TO PT CURVE; AROUND CURVE TO RT RAD 366.9' 185.6' TO PT TANG; N 63-17 W 109.05' N					<b>Building Permits</b>									
					<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>R7</td> <td>R7-MH PER OTC RPT 7/06</td> <td>09/2006</td> <td>02/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount										
R7	R7-MH PER OTC RPT 7/06	09/2006	02/2007											
<b>Exemptions</b>					<b>Sale History</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
H	Homestead	Yes	1,000	1,000	1007/823	ALLEN, JAMES W ET AL	01/02/1994	55,000	Yes					
<b>Parcel Valuation</b>														
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	88.320	<b>Current Tax</b>					
Remove Cap	0	<b>Land Value</b>	89,585	48,767	11%	5,364	<b>Assessed</b>	16,999	1,501.35					
Year Frozen	2015	<b>Improvements</b>	194,301	105,771		11,635	<b>Penalty</b>	0						
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-88.00					
TIF Project ID	0	<b>Total Value</b>	283,886	154,538		16,999	<b>Total Taxable</b>	15,999	1,413.00					
<b>Assessment History</b>														
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>					
2025	2025-660030779	COTTRELL, JON T & WANDA K			9	272,663	1000	15,999	1,413.00					
2024	2024-660030779	COTTRELL, JON T & WANDA K			9	282,067	1000	15,999	1,419.00					
2023	2023-660030779	COTTRELL, JON T & WANDA K			9	218,741	1000	16,000	1,452.00					
2022	2022-660030779	COTTRELL, JON T & WANDA K			9	216,816	1000	15,999	1,469.00					
2021	2021-660030779	COTTRELL, JON T & WANDA K			9	215,398	1000	15,999	1,411.00					
2020	2020-660030779	COTTRELL, JON T & WANDA K			9	214,720	1000	15,999	1,457.00					
2019	2019-660030779	COTTRELL, JON T & WANDA K			9	195,125	1000	15,999	1,433.00					
2018	2018-660030779	COTTRELL, JON T & WANDA K			9	204,393	1000	15,999	1,450.00					
2017	2017-660030779	COTTRELL, JON T & WANDA K			9	202,999	1000	15,999	1,428.00					
2016	2016-660030779	COTTRELL, JON T & WANDA K			9	198,706	1000	16,000	1,422.00					
2015	2015-660030779	COTTRELL, JON T & WANDA K			9	193,433	1000	15,999	1,456.00					
2014	2014-660030779	COTTRELL, JON T & WANDA K			9	198,663	1000	15,504	1,430.00					
2013	2013-660030779	COTTRELL, JON T & WANDA K			9	190,260	1000	15,023	1,363.00					



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Lot Data	Square-Foot - NBHD 2216 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	6.2829	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	273,685.00 x .33 = 89,585	
Factor Value		
Adjustments	1.0000	
Lot Value	89,585	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,327 / 2,327
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,327
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1964 / 47



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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	273,285	117.44	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	104.35	Total Misc Impr	+	15,642	
Roofing Adj	+ 4.55	Garage Cost	+	17,686	
Subfloor Adj	+ -2.19	Total RCN	=	325,227	
Heat/Cool Adj	+ 12.64	Depreciation ( 52%)	-	169,118	
Plumbing Adj	+ 6.09	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	156,109	
Adj Base Cost	= 125.44	Lot Value	+	89,585	
Total Area	x 2,327	Indicated Value	=	245,694	
Adjusted Cost	= 291,899	Value Per SqFt		105.58	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,109		
Lot Value	89,585		
Indicated Value	245,694	105.58	Per SqFt
Agland Value			
Site Improvements	38,192		
Total Value	283,886	122.00	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
PATO	SLAB PORCH - OPEN	72980	18x15		270	9.37		2,530
PRCH	SLAB PORCH - COVERED	72981	24x12		288	26.03		7,497



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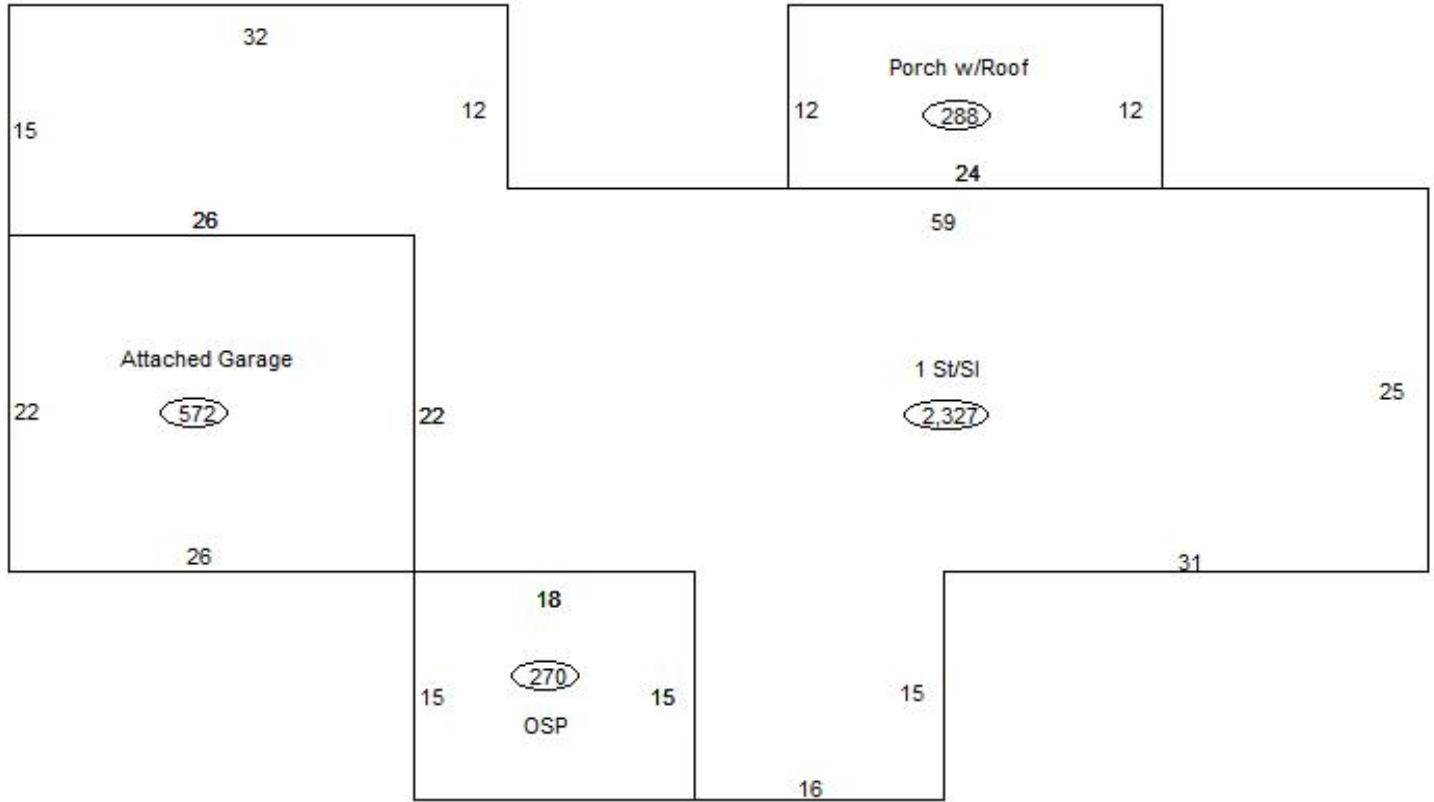
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,327	1.000	2,327
2	G	1		13	Attached Garage	572	1.000	572
3	M	PATO		13	Open Slab	270	1.000	270
4	M	PRCH		13	SLBC	288	1.000	288
<b>Total Building Area</b>						<b>2,327</b>		<b>2,327</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	28x22x0			616
	Qual	3	Cond	Year	2019	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (7.02 x 616)		4,324		4,324	4,324
	LT	LEAN-TO	26x16x0			416
	Qual		Cond	Year	2019	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (2.92 x 416)		1,215		1,215	1,215
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual	2	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>
	Base Cost (28.71 x 1,500)		43,065		43,065	10,766
	STF	STG FAIR	0x0x0			168
	Qual	2	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>
	Base Cost (4.68 x 168)		786		786	432