



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:59:00
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Assessment Data					Primary Image																																																																																																																				
Account 660052407 Parcel ID 22N16E-35-2-00000-000-0000 Cadastral ID 35-22-16-00810 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 292184 WHITE TREE RANCH LLC 133 W BLUE STARR DR CLAREMORE OK 74017-4226 Parcel Location Situs 14315 E 465 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 35 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TRANDY\11-10-2022\101_1110\IMG_0033.JPG 11/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.34519519 -95.57273501 S 1160', E 375.5', W 705.5' SE NW																																																																																																																									
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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	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,811 / 4,165
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,811
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	775 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26



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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	389,321		
Lot Value			
Indicated Value	389,321	93.47	Per SqFt
Agland Value	1,428		
Site Improvements	105,786		
Total Value	496,535	119.22	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.38	Total Misc Impr	+	27,201			
Roofing Adj	+ 3.86	Garage Cost	+	35,201			
Subfloor Adj	+ -2.95	Total RCN	=	572,531			
Heat/Cool Adj	+ 16.31	Depreciation (32%)	-	183,210			
Plumbing Adj	+ 6.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	389,321			
Adj Base Cost	= 122.48	Lot Value	+				
Total Area	x 4,165	Indicated Value	=	389,321			
Adjusted Cost	= 510,129	Value Per SqFt		93.47			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	78056	35x8		280	32.00		8,960
PRCH	SLAB PORCH - COVERED	78057	6x4		24	33.12		795
PRCH	SLAB PORCH - COVERED	78058	20x16		320	31.88		10,202



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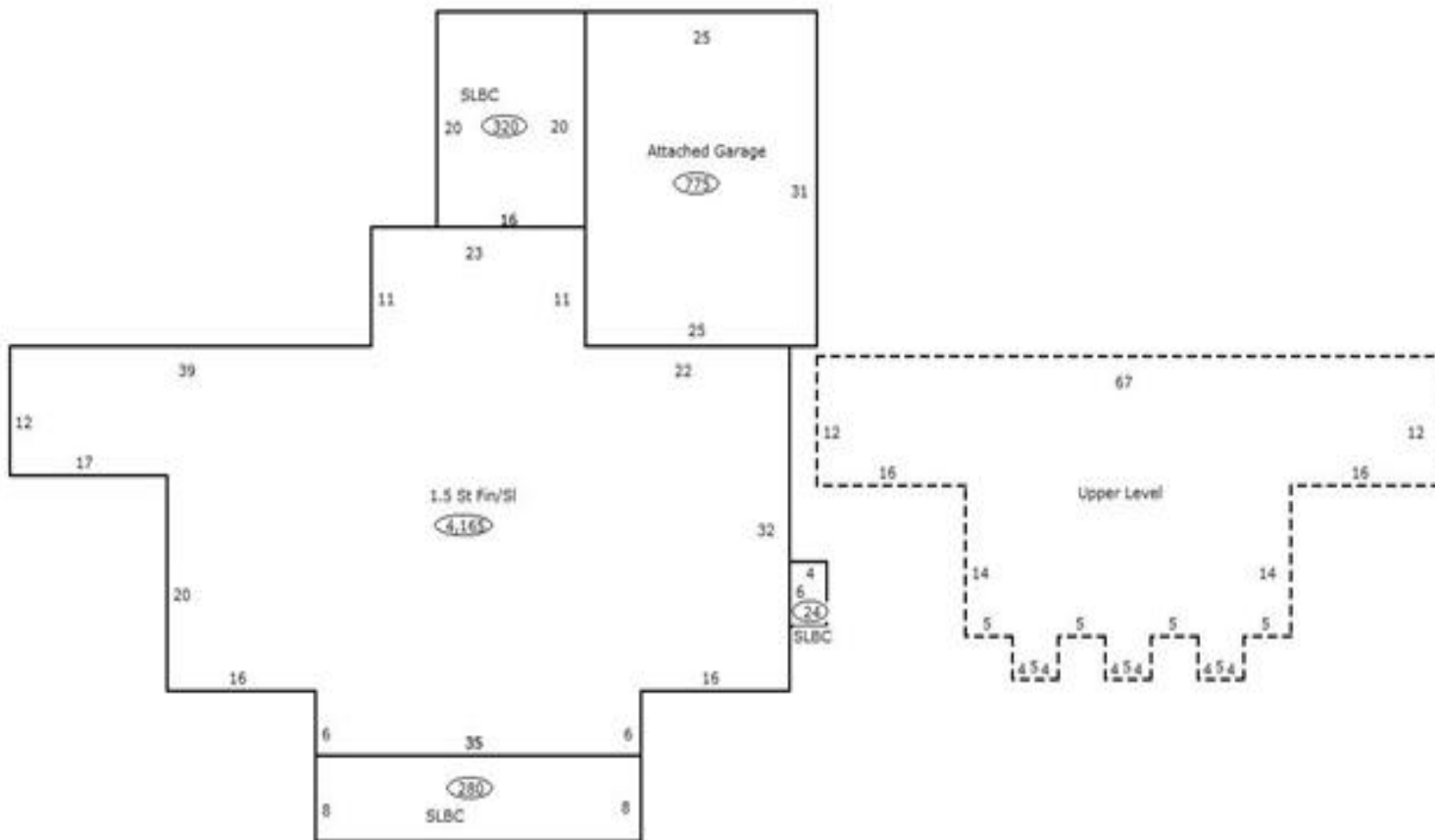
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	775	1.000	775
2	M	PRCH		13	SLBC	280	1.000	280
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	320	1.000	320
5	R	5	Slab	13	1.5 St Fin/SI	2,811	1.482	4,165
6	U	^UL	Overhang	13	Upper Level	1,354	1.000	1,354
Total Building Area						2,811		4,165



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	30x40x0		Formed Metal	1,200	
	Qual	6	Cond 6	Year 2022	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
	Base Cost (43.87 x 1,200)		52,644		52,644	526	52,118
	LT	LEAN-TO	14x30x0			420	
	Qual	6	Cond 6	Year 2022	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (2.92 x 420)		1,226		1,226		1,226
	PRCH	Slab Porch - Covered	6x16x0			360	
	Qual	6	Cond 6	Year 2022	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (44.75 x 360)		16,110		16,110	806	15,304
	BARN	BARN	0x0x0			1,600	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
	Base Cost (9.66 x 1,600)		15,456		15,456	2,318	13,138
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	6,000	24,000



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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	IMP PST	51		0	10.000	143	143	1,428	1,428
IMP PST Totals						10.000			1,428	1,428
Total Agland						10.000			1,428	1,428