



# 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	660063322								
Parcel ID	22N16E-34-1-00000-000-0000								
Cadastral ID	34-22-16-03740								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	9 - SEQUOYAH/ NO FIRE								
Name ID	297757								
PERRY, GREGORY C & DENISE R-TRUSTEES									
13483 E 463 RD CLAREMORE OK 74017-1016									
Parcel Location									
Situs	13483 E 463 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.73 - Acres						
Sec/Twn/Rng	34 / 22 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.34518108 -95.58936856									
COMM AT INTER OF S/2 NW/4 AND ELY ROW HWY 66; TH S37-55-09W 273.02'; TH S62-23-04E 398.57'; TH N89-54-39E 179'; TH S13-32-45W 40 45' TO POB; TH S45E 388.46'; TH ON CURVE TO LEFT WITH RADIUS 69.8'; AND ARC LENGTH 41.34'; CHORD OF S16-57-59W 40.74'; TH ON CURVE TO RIGHT									
Building Permits									
Number	Description	Opened	Closed	Amount					
R15	R15-NEW POOL AND POOL HOUSE	07/2014	10/2014						
R2011 0413	R12-NEW 1500 SQ FT DETACH BUILDI	05/2011	09/2011	12,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2667/567	PERRY, GREGORY C &	10/16/2017	0	4					
1862/77	BELL/GIBB DEVELOPMENT LLC	04/23/2007	31,000						
1596/828	BELL, MICHAEL W & JENNA B-&	06/10/2004	0	5					
1518/785	JAMES, LINDLEY CHRIS &	08/25/2003	52,000	11					
1129/573	PORTISS, ROBERT W &	08/31/1998	35,000	Yes					
1008/555	FLYNN, HUEY I	11/22/1995	22,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax	
Remove Cap	2008	Land Value	65,032	40,884	11%	4,497	Assessed	41,127 3,632.34	
Year Frozen	0	Improvements	383,624	333,004		36,630	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	448,656	373,888		41,127	Total Taxable	40,127 3,544.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660063322	PERRY, GREGORY C &	9	427,944	1000	38,929	3,438.00		
2024	2024-660063322	PERRY, GREGORY C &	9	445,581	1000	37,767	3,350.00		
2023	2023-660063322	PERRY, GREGORY C &	9	381,010	1000	36,638	3,326.00		
2022	2022-660063322	PERRY, GREGORY C &	9	371,340	1000	35,542	3,262.00		
2021	2021-660063322	PERRY, GREGORY C &	9	324,572	1000	34,478	3,041.00		
2020	2020-660063322	PERRY, GREGORY C &	9	321,160	1000	33,444	3,045.00		
2019	2019-660063322	PERRY, GREGORY C &	9	301,476	1000	32,116	2,876.00		
2018	2018-660063322	PERRY, GREGORY C &	9	310,009	1000	31,152	2,823.00		
2017	2017-660063322	PERRY, GREGORY C &	9	306,970	1000	30,215	2,697.00		
2016	2016-660063322	PERRY, GREGORY C &	9	299,850	1000	29,306	2,604.00		
2015	2015-660063322	PERRY, GREGORY C &	9	290,946	1000	28,424	2,587.00		
2014	2014-660063322	PERRY, GREGORY C &	9	265,988	1000	26,734	2,466.00		
2013	2013-660063322	PERRY, GREGORY C &	9	250,362	1000	25,926	2,352.00		



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.8647 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 124,786.00 x .52 = 65,032 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 65,032		 <p>11/17/2022 13:09</p> <p>\\tsclient\TRANDY\11-17-22\102_1117\IMG_0011.JPG 11/17/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Stucco
<b>Base/Total Area</b>	2,487 / 2,487
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,487
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	903 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2010 / 12

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	102.90	<b>Total Misc Impr</b>	+ 21,488
<b>Roofing Adj</b>	+ 5.16	<b>Garage Cost</b>	+ 33,601
<b>Subfloor Adj</b>	+ -3.38	<b>Total RCN</b>	= 369,172
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 12%)</b>	- 44,301
<b>Plumbing Adj</b>	+ 7.14	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 324,871
<b>Adj Base Cost</b>	= 126.29	<b>Lot Value</b>	+ 65,032
<b>Total Area</b>	x 2,487	<b>Indicated Value</b>	= 389,903
<b>Adjusted Cost</b>	= 314,083	<b>Value Per SqFt</b>	156.78

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	415,611 167.11 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	324,871
<b>Lot Value</b>	65,032
<b>Indicated Value</b>	389,903 156.78 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	58,753
<b>Total Value</b>	448,656 180.40 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	81117		369	369	28.25		10,424
PRCH	SLAB PORCH - COVERED	81118		20x8	160	28.96		4,634



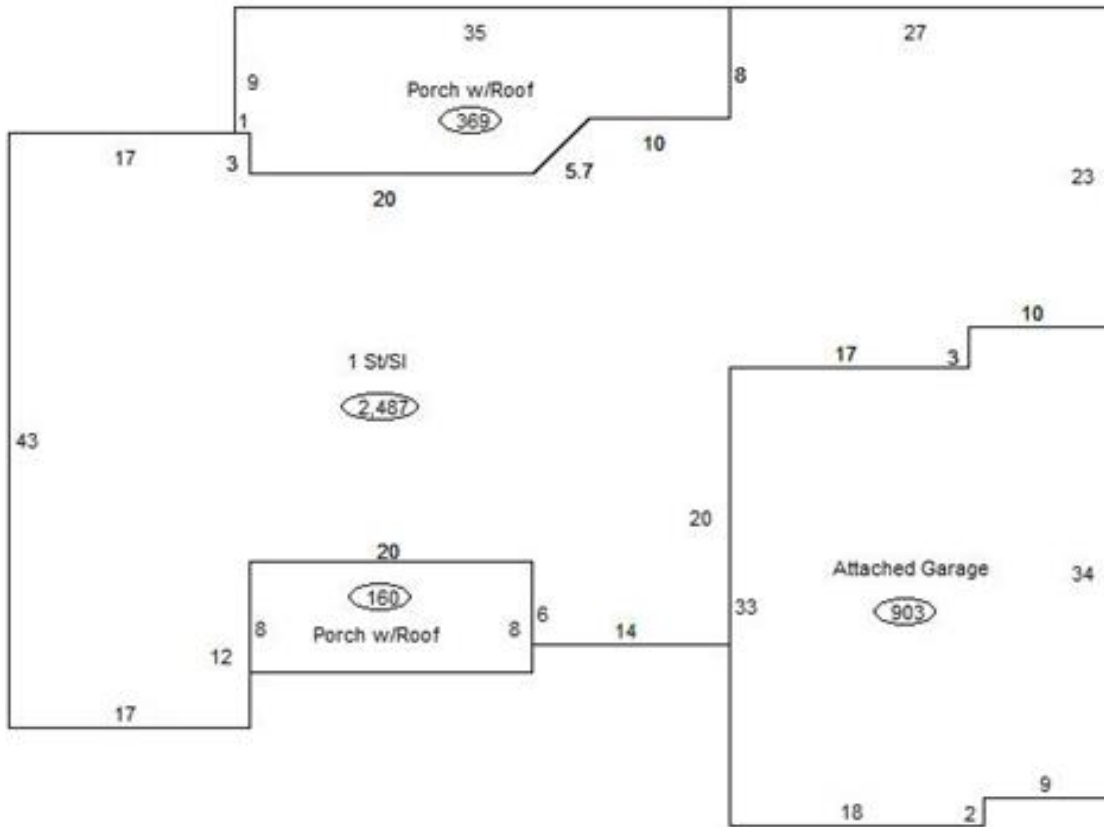
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Sketch Image

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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/SI	2,487	1.000	2,487
2	G	1		13	Attached Garage	903	1.000	903
3	M	PRCH		13	SLBC	369	1.000	369
4	M	PRCH		13	SLBC	160	1.000	160
<b>Total Building Area</b>						2,487		2,487



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	RPH	Res. Pool House	0x0x0			312	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25.00 x 312)	7,800		7,800	858	6,942
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30,000.00 x 1)	30,000		30,000	14,700	15,300
	UTIL	SHOP BUILDING	30x50x0			1,500	
	Qual	2	Cond 3	Year 2011	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (28.71 x 1,500)	43,065		43,065	9,474	33,591
	LT	LEAN-TO	20x50x0			1,000	
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 1,000)	2,920		2,920		2,920