



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:53:17
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Assessment Data					Primary Image																																																																																																																				
Account 660066365 Parcel ID 22N16E-15-1-00000-000-0000 Cadastral ID 15-22-16-00110 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 265458 DANIELS, DONALD L & BRENDA S 13855 E 435 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13855 E 435 RD Subdivision Lot/Block / Parcel Size 7.15 - Acres Sec/Twn/Rng 15 / 22 / 16 / 1 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38816326 -95.58225343 SW/4 SE/4 NE/4 LESS THE E 125' OF S 350' THEREOF AND LESS THE S 318.5' OF W 253.1' THEREOF.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R6</td> <td>R6 PARENT SPLIT</td> <td>11/2004</td> <td>10/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R6	R6 PARENT SPLIT	11/2004	10/2005																																																																																													
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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	7.15		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	317,812.00 x .29 = 91,876		
Factor Value			
Adjustments	1.0000		
Lot Value	91,876		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	91,876		
Indicated Value	91,876	0.00	Per SqFt
Agland Value			
Site Improvements	9,644		
Total Value	101,520	0.00	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 91,876
Total Area	x	Indicated Value	= 91,876
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	30x30x0			900
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 900)		9,297		9,297 930	8,367
	STF	STG FAIR	12x20x0			240
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 240)		1,123		1,123 337	786
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	LT	LEAN-TO	12x20x0			240
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 240)		701		701 210	491



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		C:\Users\TS\Pictures\2015-01-23 01-23-2015\01-23-2015 027.JPG 1/23/2015						
Adjustments		GRM Approach						
Lot Value		GRM Code						
Residential Data		Gross Rent 0.00						
Type	6 Mobile Home 48 x 27	Indicated Value						
Condition	3 - Average	Multiple Regression						
Quality	3 - Average	MRA Code						
Architecture	6 MS ADJ	Adusted R						
Style	100% Double Wide	Indicated Value						
Exterior Wall	100% Frame, Siding, Vinyl	Direct Comparables						
Base/Total Area	1,296 / 1,296	Selection Model 1 Res						
Style	100% Double Wide	Adjustment Model A2 AO Test						
HVAC	100% Warmed & Cooled Air	Comparables						
Roof Cover	1 Composition Shingle	Indicated Value						
Area on Slab	0	Value Reconciliation						
Fixture/RghIn	/	Selected Approach Cost Approach						
Bed/F/H Bath	/ /	Improvements 29,606						
Basement Area		Lot Value						
Garage Type		Indicated Value 29,606 22.84 Per SqFt						
Remodel		Agland Value						
Year/Eff Age	1997 / 22	Site Improvements						
Cost Approach		Total Value 29,606 22.84 Total Value Per SqFt						
Manual : 01/2025								
Base Cost	34.57	Total Misc Impr	+ 0					
Roofing Adj	+ 2.69	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 63,271					
Heat/Cool Adj	+ 3.35	Depreciation (62%)	- 39,228					
Plumbing Adj	+ 8.21	Lump Sums	+ 5,563					
Basement Adj	+ 0.00	RCNLD	= 29,606					
Adj Base Cost	= 48.82	Lot Value	+ 29,606					
Total Area	x 1,296	Indicated Value	= 29,606					
Adjusted Cost	= 63,271	Value Per SqFt	22.84					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	141679	26x14		364	16.98	10%	5,563



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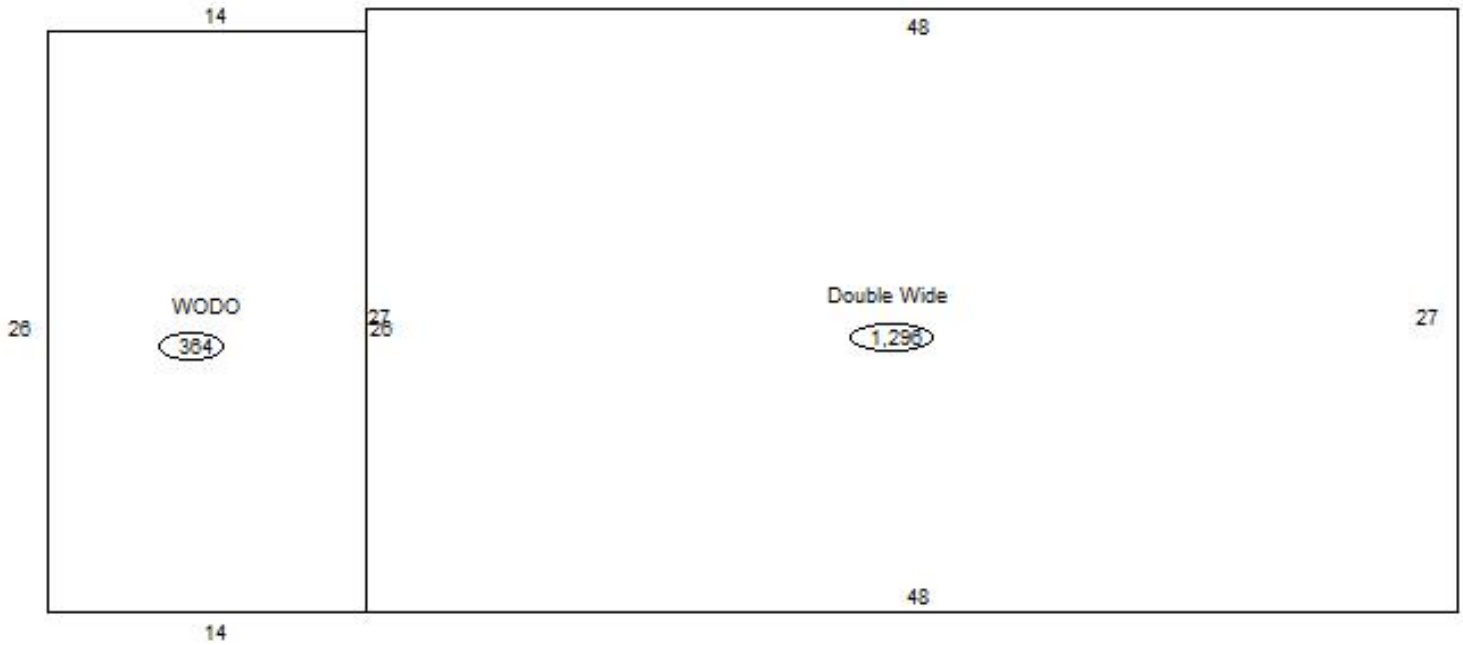
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Double Wide	1,296	1.000	1,296
2	M	WODO		10	WODO	364	1.000	364
Total Building Area						1,296		1,296