



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:15:24
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Assessment Data					Primary Image																																																																																																																				
Account 660068227 Parcel ID 22N16E-35-4-00000-000-0000 Cadastral ID 35-22-16-00910 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 274545 FINCANNON, KELLY STEPHEN & DONNA GAYE 14500 E LAKE DR CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 14500 E LAKE DR Subdivision Lot/Block / Parcel Size 1.02 - Acres Sec/Twn/Rng 35 / 22 / 16 / 4 Neighborhood 2216 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33667209 -95.56707063 TR IN S2 SW SE DESC AS; BEG AT PT 375' E OF SE/C S2 SW SE, TH N 238.50', TH S 81-15 W 202.36', TH S 207.71' TO S/L S2 SW SE, TH E 200' TO POB					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 2216 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9022		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	39,301.00 x .80 = 31,441		
Factor Value			
Adjustments	1.0000		
Lot Value	31,441		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,899 / 4,072
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,899
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	497,066 122.07 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	398,400
Lot Value	31,441
Indicated Value	429,841 105.56 Per SqFt
Agland Value	
Site Improvements	2,950
Total Value	432,791 106.28 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.27	Total Misc Impr	+ 20,892
Roofing Adj	+ 4.04	Garage Cost	+ 25,381
Subfloor Adj	+ -3.11	Total RCN	= 517,403
Heat/Cool Adj	+ 16.31	Depreciation (23%)	- 119,003
Plumbing Adj	+ 6.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 398,400
Adj Base Cost	= 115.70	Lot Value	+ 31,441
Total Area	x 4,072	Indicated Value	= 429,841
Adjusted Cost	= 471,130	Value Per SqFt	105.56

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	82544		433	433	31.52		13,648



Rogers

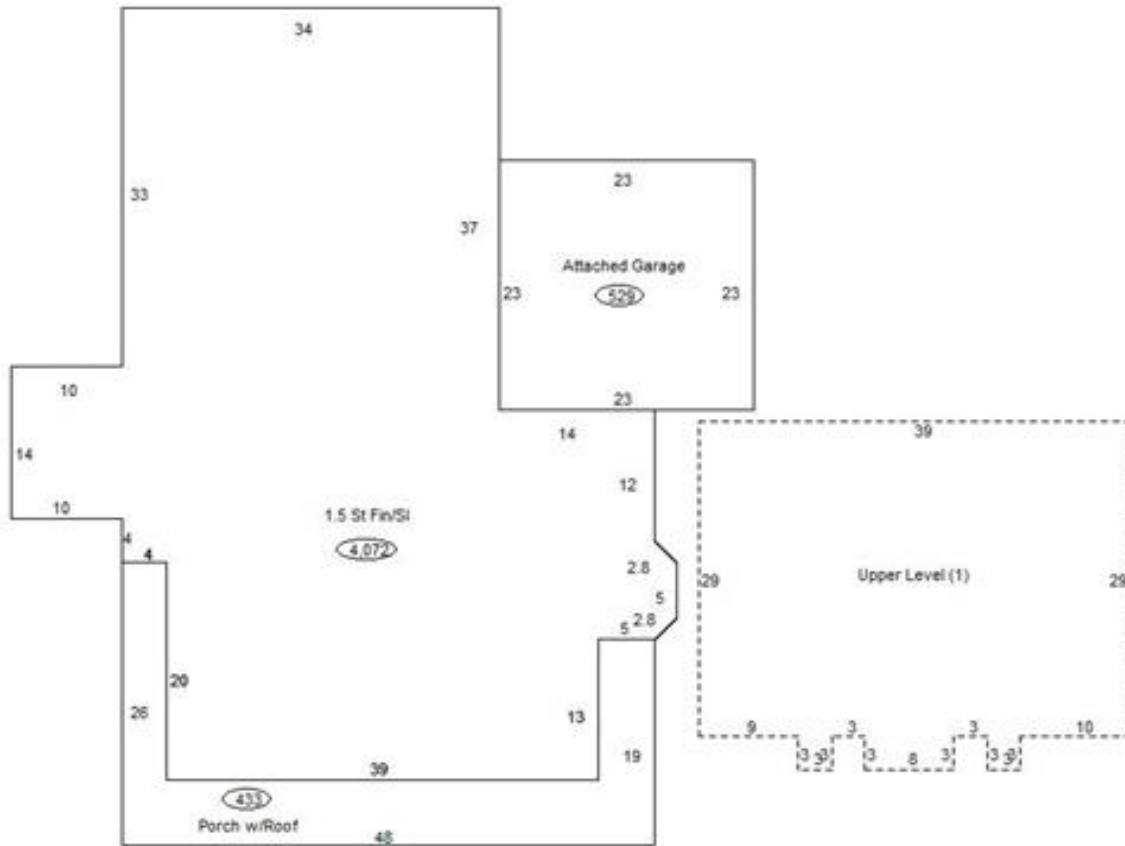
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Sketch Image

660068227



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,899	1.405	4,072
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	433	1.000	433
4	U	^UL		13	Upper Level (1)	1,173	1.000	1,173
Total Building Area						2,899		4,072



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	GF	GAZEBO FAIR	0x0x0			1	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2,950.00 x 1)	2,950		2,950		2,950	