



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 660073863 Parcel ID 22N16E-15-3-00000-000-0000 Cadastral ID 15-22-16-01500 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 262391 KIRKENDALL, DON C TRUSTEE 16251 S 4160 RD CLAREMORE OK 74017-1221 Parcel Location Situs 13119 E 440 RD Subdivision Lot/Block / Parcel Size 2.15 - Acres Sec/Twn/Rng 15 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38012459 -95.59525982 S 272.74' SW SW SW LESS S 272.74' W 170' E 180' SW SW SW SW & LESS W 150' OF S 272.74 OF SW SW SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	92,486.00 x .51 = 46,811	
Factor Value		
Adjustments	1.0000	
Lot Value	46,811	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,390 / 1,390
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-28\IMG_00; 11/28/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	156,057	112.27	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	88.16	Total Misc Impr	+	5,913	
Roofing Adj	+ 4.63	Garage Cost	+		
Subfloor Adj	+ 2.30	Total RCN	=	157,409	
Heat/Cool Adj	+ 10.30	Depreciation (23%)	-	36,204	
Plumbing Adj	+ 3.60	Lump Sums	+	8,282	
Basement Adj	+ 0.00	RCNLD	=	129,487	
Adj Base Cost	= 108.99	Lot Value	+	46,811	
Total Area	x 1,390	Indicated Value	=	176,298	
Adjusted Cost	= 151,496	Value Per SqFt		126.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,487		
Lot Value	46,811		
Indicated Value	176,298	126.83	Per SqFt
Agland Value			
Site Improvements	35,526		
Total Value	211,824	152.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87244	29x10		290	20.39		5,913
WODO	WOOD DECK - OPEN	87245	20x16		320	15.15		4,848
WODO	WOOD DECK - OPEN	141673	16x10		160	21.46		3,434



Rogers

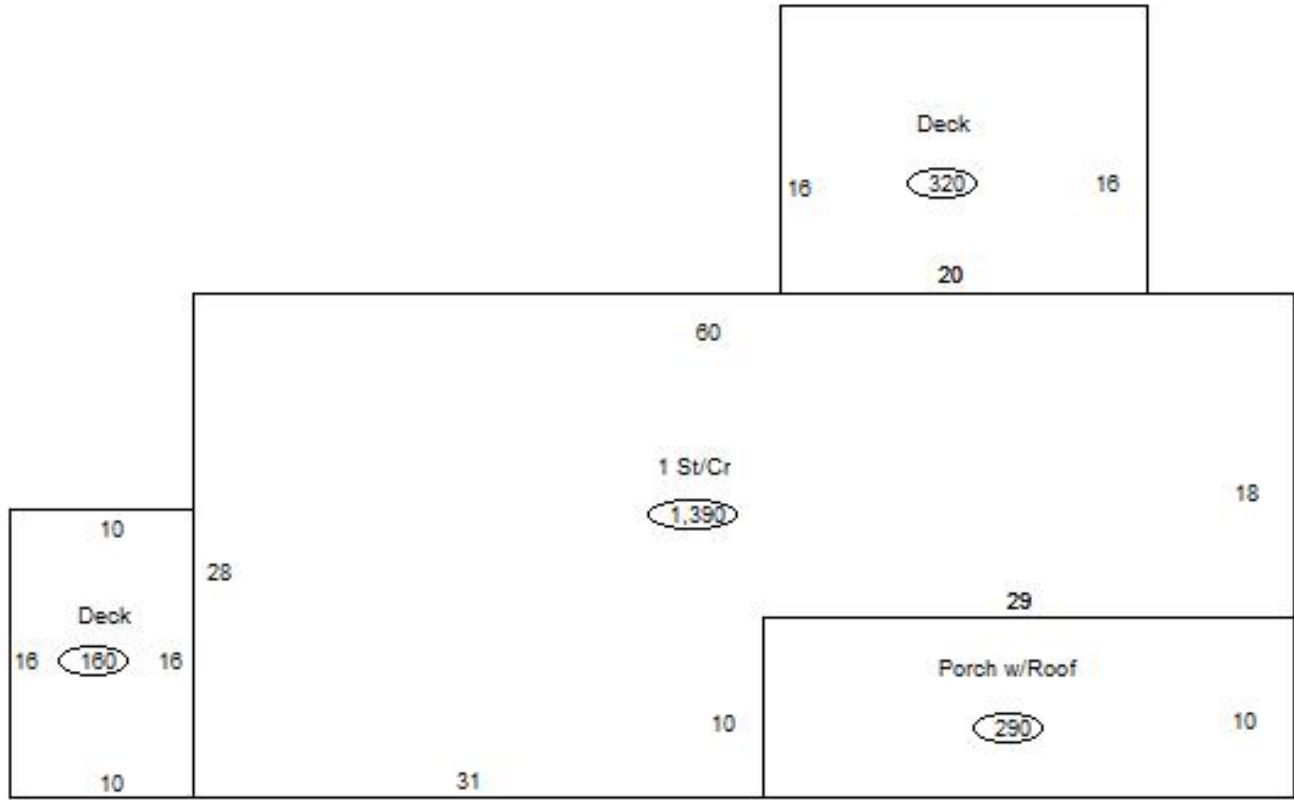
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,390	1.000	1,390
2	M	PRCH		13	SLBC	290	1.000	290
3	M	WODO		13	WODO	320	1.000	320
4	M	WODO		13	WODO	160	1.000	160
Total Building Area						1,390		1,390



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN 43,065	Depr (20% Phys/ % Func) 8,613	RCNLD 34,452
	LF	LOAFING SHED	0x0x0			560
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.26 x 560) 2,386		Modifier Total	RCN 2,386	Depr (55% Phys/ % Func) 1,312	RCNLD 1,074