



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 660078021 Parcel ID 22N16E-24-3-00000-000-0000 Cadastral ID 24-22-16-00830 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 279147 MONTGOMERY, GORDON G & KIM K 15455 E 450 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 15455 E 450 RD Subdivision Lot/Block / Parcel Size 11.56 - Acres Sec/Twn/Rng 24 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36735605 -95.55280148 E 435' OF SE SW LESS S 335' OF W 210' THEREOF					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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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		\\tsclient\T\TOMMY DUNLAP\New folder (127)\IMG_0017.JPG 12/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,537 / 2,317
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,537
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	514 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

Cost Approach		Manual : 01/2025	
Base Cost	101.26	Total Misc Impr	+ 18,897
Roofing Adj	+ 3.76	Garage Cost	+ 20,334
Subfloor Adj	+ -2.40	Total RCN	= 332,864
Heat/Cool Adj	+ 14.47	Depreciation (22%)	- 73,230
Plumbing Adj	+ 9.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 259,634
Adj Base Cost	= 126.73	Lot Value	+ 112.06
Total Area	x 2,317	Indicated Value	= 259,634
Adjusted Cost	= 293,633	Value Per SqFt	112.06

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,634		
Lot Value			
Indicated Value	259,634	112.06	Per SqFt
Agland Value	1,163		
Site Improvements	29,272		
Total Value	290,069	125.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	93539	43x6		258	28.61		7,381
PRCH	SLAB PORCH - COVERED	93540	16x11		176	28.90		5,086
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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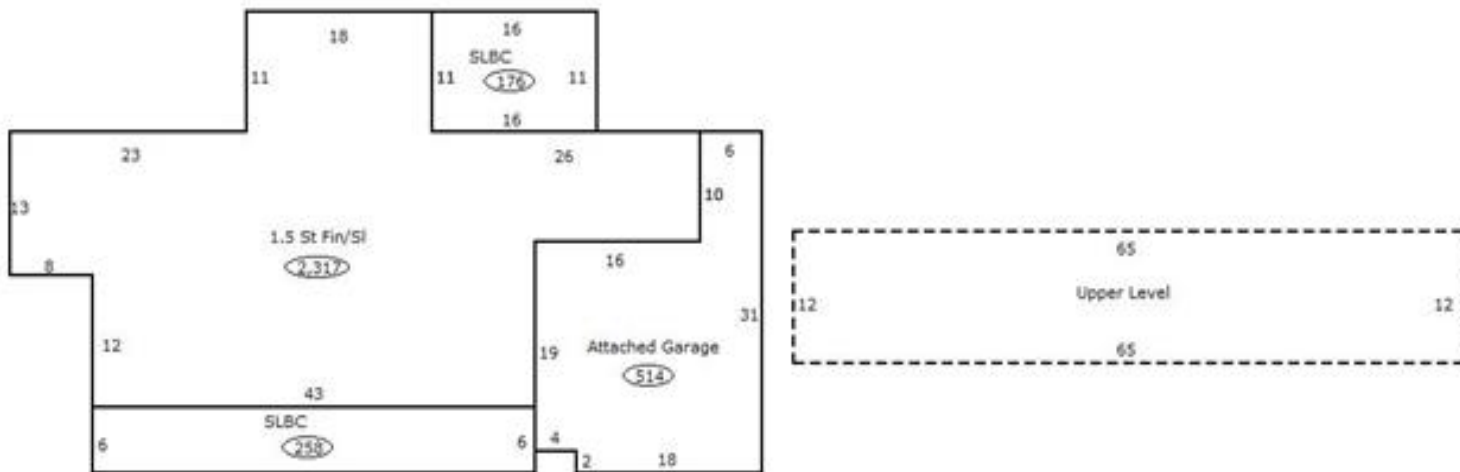
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Sketch Image

660078021



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	1,537	1.507	2,317
2	M	PRCH		13	SLBC	258	1.000	258
3	M	PRCH		13	SLBC	176	1.000	176
4	G	1		13	Attached Garage	514	1.000	514
5	U	^UL	Overhang	13	Upper Level	780	1.000	780
Total Building Area						1,537		2,317



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (8.86 x 2,400)	21,264		21,264	9,569	11,695
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (28.97 x 1,200)	34,764		34,764	19,120	15,644
	LF	LOAFING SHED	12x16x0			192
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 192)	818		818	245	573
	LF	LOAFING SHED	12x14x0			168
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 168)	716		716	215	501
	LF	LOAFING SHED	12x24x0			288
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 288)	1,227		1,227	368	859



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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	NTV PST	51			9.500	122	122	1,163	1,163
NTV PST Totals						9.500			1,163	1,163
Total Agland						9.500			1,163	1,163