



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:09:41
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Assessment Data					Primary Image																																																																																																																				
Account 660088820 Parcel ID 000000-00-0-00013-001-0010 Cadastral ID 12-22-16-01819 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 323942 SHOOK, ROGER D & KATHY 15073 E ASH VALLEY LN CLAREMORE OK 74017-0000 Parcel Location Situs 15073 E ASH VALLEY LN Subdivision ASH VALLEY ESTATES Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 22 / 16 / 5 Neighborhood 1035 - R-V02-NE FOYIL School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.39975946 -95.55907848																																																																																																																									
ASH VALLEY ESTATES LOT 10 BLOCK 1					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>R14</td> <td>R14-NEW SFR 3BED 2 1/2 BATH</td> <td>01/2014</td> <td>02/2014</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14	R14-NEW SFR 3BED 2 1/2 BATH	01/2014	02/2014																																																																																																							
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Lot Data		Square-Foot - NBHD 1035 #1	
Lot Size	245 x 180		
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography	ROLLING		
Street Access	GRAVEL		
Utilities	WATER/ELEC		
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	44,100.00 x .60 = 26,325		
Factor Value			
Adjustments	1.0000		
Lot Value	26,325		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-17\IMG_00 11/17/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Stone
Base/Total Area	1,631 / 1,631
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,631
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	257,877	158.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	97.20	Total Misc Impr	+	8,179			
Roofing Adj	+ 4.45	Garage Cost	+	13,810			
Subfloor Adj	+ -1.15	Total RCN	=	221,118			
Heat/Cool Adj	+ 11.47	Depreciation (11%)	-	24,323			
Plumbing Adj	+ 10.12	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	196,795			
Adj Base Cost	= 122.09	Lot Value	+	26,325			
Total Area	x 1,631	Indicated Value	=	223,120			
Adjusted Cost	= 199,129	Value Per SqFt		136.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,795		
Lot Value	26,325		
Indicated Value	223,120	136.80	Per SqFt
Agland Value			
Site Improvements	45,137		
Total Value	268,257	164.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119175	17x8		136	23.81		3,238
PRCH	SLAB PORCH - COVERED	119176	210		210	23.53		4,941

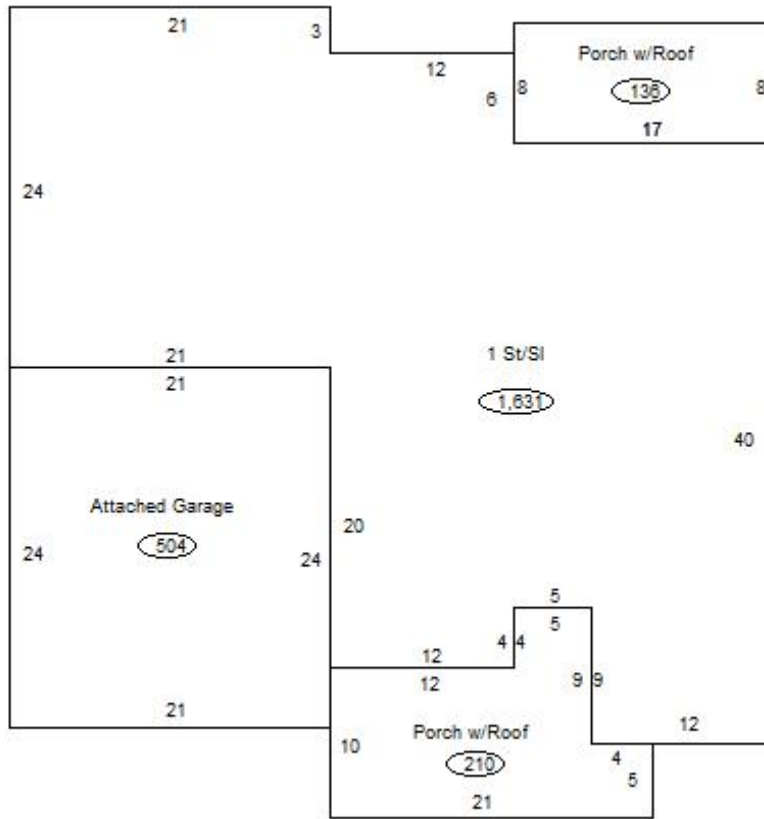


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Sketch Image

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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/Sl	1,631	1.000	1,631
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	136	1.000	136
4	M	PRCH		13	SLBC	210	1.000	210
Total Building Area						1,631		1,631



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x48x0			1,920	
	Qual	2	Cond 3	Year	2013	Eff Age 10	
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (28.61 x 1,920)		54,931			54,931	10,986	43,945
	LT	LEAN-TO	20x24x0			480	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (2.92 x 480)		1,402			1,402	210	1,192