



# 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	660093324								
Parcel ID	22N16E-11-3-00000-000-0000								
Cadastral ID	11-22-16-02920								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	328818								
NEEL, BETTY									
14443 E 430 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	14443 E 430 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.33 - Acres						
Sec/Twn/Rng	11 / 22 / 16 / 3								
Neighborhood	6040 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.39521669 -95.57038134									
Building Permits									
E 1/3 SE SE SW.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	SCOTT, WYNN ANNETTE NIXON	09/16/2019	25,000	YES
					2149/766	NIXON, JOY LEA	12/30/2010	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	2020	Land Value	48,719	32,037	11%	3,524	Assessed	3,995	408.81
Year Frozen	0	Improvements	1,589	1,589		175	Penalty	0	
Uncapped Value	0	Mobile Home	2,694	2,694		296	Exemption	0	0.00
TIF Project ID	0	Total Value	53,002	36,320		3,995	Total Taxable	3,995	409.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093324	NEEL, BETTY	11	52,892	0	3,806	389.00		
2024	2024-660093324	NEEL, BETTY	11	55,828	0	3,624	372.00		
2023	2023-660093324	NEEL, BETTY	11	31,376	0	3,451	361.00		
2022	2022-660093324	NEEL, BETTY	11	30,183	0	3,320	350.00		
2021	2021-660093324	NEEL, BETTY	11	28,839	0	3,172	323.00		
2020	2020-660093324	NEEL, BETTY	11	28,776	0	3,165	332.00		
2019	2019-660093324	NEEL, BETTY	11	27,864	1000	2,065	228.00		
2018	2018-660093324	SCOTT, WYNN ANNETTE NIXON	11	28,864	1000	2,175	242.00		
2017	2017-660093324	SCOTT, WYNN ANNETTE NIXON	11	28,864	1000	2,175	236.00		
2016	2016-660093324	SCOTT, WYNN ANNETTE NIXON	11	28,864	1000	2,175	238.00		
2015	2015-660093324	SCOTT, WYNN ANNETTE NIXON	11	28,864	1000	2,175	239.00		
2014	2014-660093324	SCOTT, WYNN ANNETTE NIXON	11	28,864	1000	2,175	238.00		
2013	2013-660093324	SCOTT, WYNN ANNETTE NIXON	11	28,864	1000	2,175	233.00		



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Lot Data	Square-Foot - NBHD 6040 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 3.33 <b>Non-Ag Acres</b> 3.3422 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 145,587.00 x .33 = 48,719 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 48,719		

Residential Data	
<b>Type</b>	6 Mobile Home 46 x 12
<b>Condition</b>	1 - Low
<b>Quality</b>	1 - Low
<b>Architecture</b>	6 MS ADJ
<b>Style</b>	100% Single Wide
<b>Exterior Wall</b>	100% Aluminum Sheet
<b>Base/Total Area</b>	552 / 552
<b>Style</b>	100% Single Wide
<b>HVAC</b>	
<b>Roof Cover</b>	14 Metal, Ribbed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	/ /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1969 / 80

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> <b>Adjusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	31.00	<b>Total Misc Impr</b>	+ 3,078	<b>Garage Cost</b>	+		
<b>Roofing Adj</b>	+ 2.46	<b>Total RCN</b>	= 26,941	<b>Depreciation ( 90%)</b>	-	24,247	
<b>Subfloor Adj</b>	+ 0.00	<b>Lump Sums</b>	+ 1,229	<b>RCNLD</b>	=	3,923	
<b>Heat/Cool Adj</b>	+ 0.00	<b>Lot Value</b>	+ 48,719	<b>Indicated Value</b>	=	52,642	
<b>Plumbing Adj</b>	+ 9.77	<b>Value Per SqFt</b>	95.37				
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 43.23						
<b>Total Area</b>	x 552						
<b>Adjusted Cost</b>	= 23,863						

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	3,923		
<b>Lot Value</b>	48,719		
<b>Indicated Value</b>	52,642	95.37	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	52,642	95.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	142399	16x6		96	32.06		3,078
WODC	WOOD DECK - COVERED	142400	40x5		200	30.72	80%	1,229



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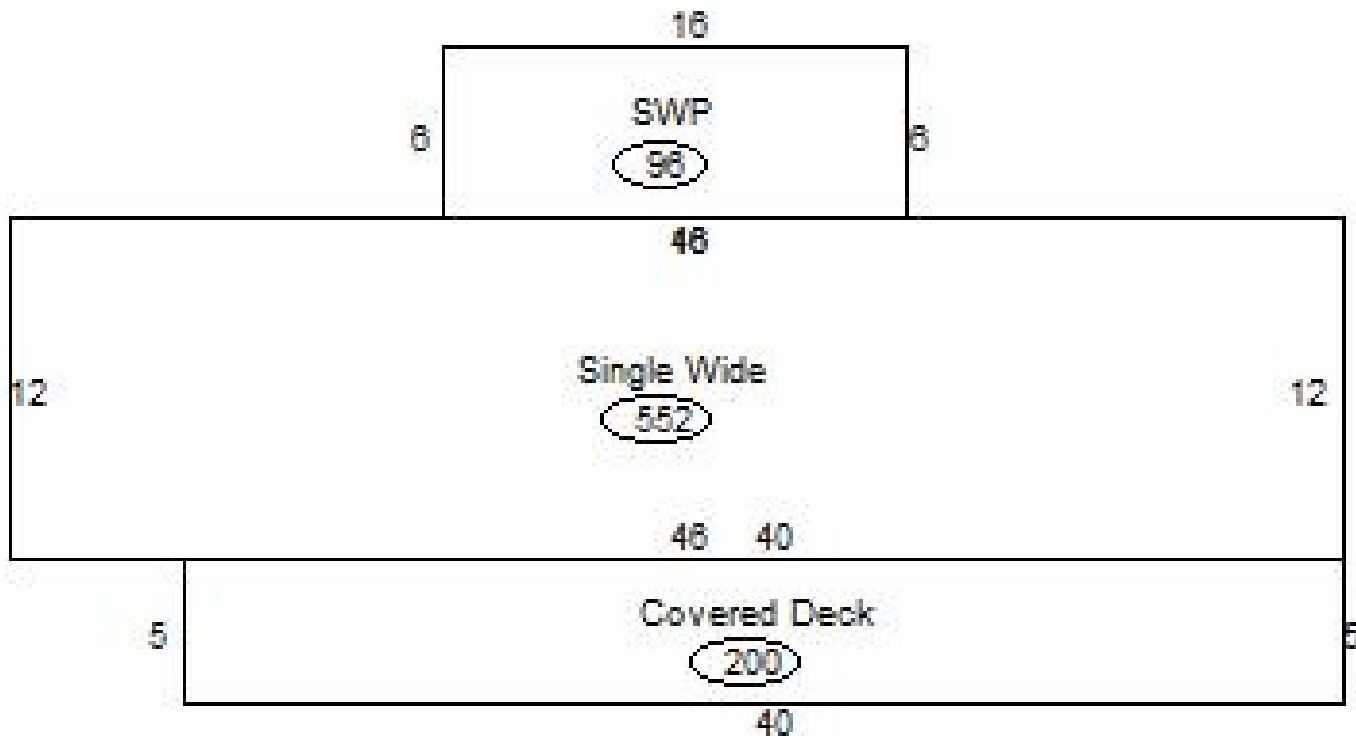
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Single Wide	552	1.000	552
2	M	EPSW		13	EPSW	96	1.000	96
3	M	WODC		13	WODC	200	1.000	200
<b>Total Building Area</b>						552		552



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	20x14x0			280
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 100% Func)	RCNLD
Base Cost (11.36 x 280)	3,181		3,181	3,181





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 192)		899		899 539		360