



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:20:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093439 Parcel ID 21N16E-02-1-00000-000-0000 Cadastral ID 02-21-16-00650 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 341796 GIL, SEAN CARLO & LAURA 14711 E 470 PL CLAREMORE OK 74017-0000 Parcel Location Situs 14711 E 470 PL Subdivision Lot/Block / Parcel Size 1.12 - Acres Sec/Twn/Rng 2 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33614159 -95.56654761																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1107	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,382.00 x .84 = 40,454	
Factor Value		
Adjustments	1.0000	
Lot Value	40,454	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,772 / 1,772
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,772
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG_0001 4/3/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	285,314	161.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,319		
Lot Value	40,454		
Indicated Value	300,773	169.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	300,773	169.74	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.97	Total Misc Impr	+	19,264			
Roofing Adj	+ 5.81	Garage Cost	+	25,344			
Subfloor Adj	+ -4.49	Total RCN	=	292,493			
Heat/Cool Adj	+ 16.31	Depreciation (11%)	-	32,174			
Plumbing Adj	+ 11.29	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	260,319			
Adj Base Cost	= 139.89	Lot Value	+	40,454			
Total Area	x 1,772	Indicated Value	=	300,773			
Adjusted Cost	= 247,885	Value Per SqFt		169.74			

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	112550		334	334	31.83		10,631
PRCH	SLAB PORCH - COVERED	112551		7x6	42	33.06		1,389



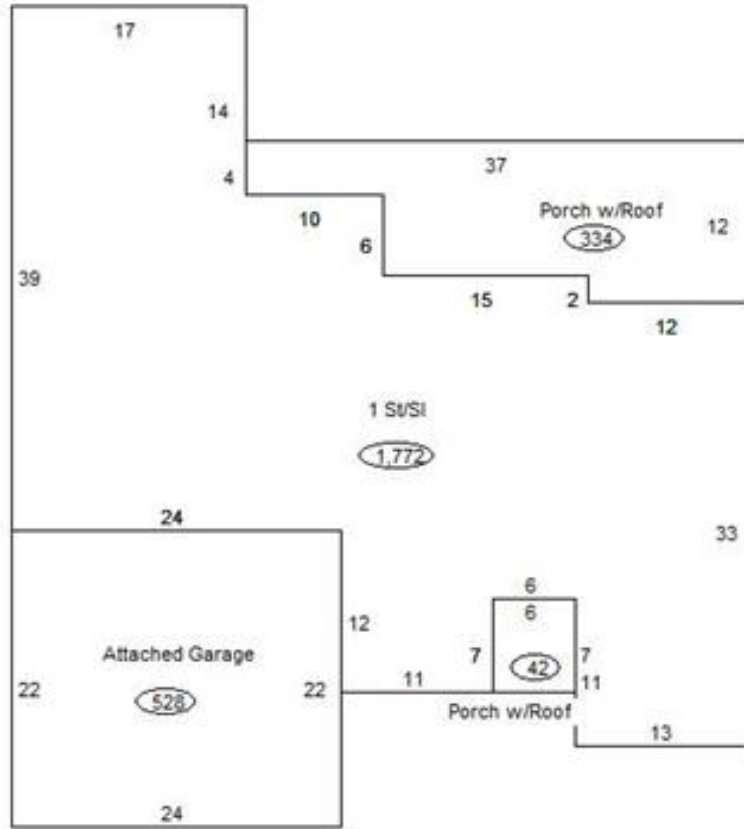
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Sketch Image

660093439



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,772	1.000	1,772
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	334	1.000	334
4	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						1,772		1,772