



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	660094183													
Parcel ID	22N16E-34-1-00000-000-0000													
Cadastral ID	34-22-16-03920													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	9 - SEQUOYAH/ NO FIRE													
Name ID	317609													
LEE, NGIA & SAO														
13594 E 460 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	13594 E 460 RD													
Subdivision														
Lot/Block	/	Parcel Size	10.41 - Acres											
Sec/Twn/Rng	34 / 22 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.34903281 -95.58639279														
TR IN W2 NW NE DESC AS: BEG NE/C NW NE; S00-05-21E ALG E/L THEREOF 1158.93'; S89-54-39W 448.58'; N00-05-21W 870.62'; N36-17 57E 175.72' TO PT 147' S OF N/L; N89-56-09E 296.33'; N00-05-21W 147' TO N/L; N89-56-09E 48' TO POB.														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2529/116	VANG, YER	02/12/2016	0	4					
					2222/684	RIGGS, KENNETH W & KAREN R	01/31/2012	228,000	YES					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax					
Remove Cap	2013	Land Value	130,510	101,663	11%	11,183	Assessed	34,763	3,070.27					
Year Frozen	0	Improvements	226,605	214,357		23,580	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	357,115	316,020		34,763	Total Taxable	34,763	3,070.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660094183	LEE, NGIA & SAO			9	339,893	0	33,106	2,924.00					
2024	2024-660094183	LEE, NGIA & SAO			9	350,692	0	31,530	2,796.00					
2023	2023-660094183	LEE, NGIA & SAO			9	272,991	0	30,029	2,726.00					
2022	2022-660094183	LEE, NGIA & SAO			9	269,975	0	29,697	2,726.00					
2021	2021-660094183	LEE, NGIA & SAO			9	266,497	0	29,315	2,585.00					
2020	2020-660094183	LEE, NGIA & SAO			9	260,602	0	28,047	2,553.00					
2019	2019-660094183	LEE, NGIA & SAO			9	242,835	0	26,711	2,392.00					
2018	2018-660094183	LEE, NGIA & SAO			9	248,633	0	27,349	2,479.00					
2017	2017-660094183	LEE, NGIA & SAO			9	247,043	0	27,174	2,426.00					
2016	2016-660094183	LEE, NGIA & SAO			9	242,038	0	26,624	2,366.00					
2015	2015-660094183	VANG, YER			9	235,869	0	25,945	2,361.00					
2014	2014-660094183	VANG, YER			9	242,837	0	26,712	2,464.00					
2013	2013-660094183	VANG, YER			9	231,838	0	25,502	2,314.00					



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	10.41		
Non-Ag Acres	10.3804		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	452,172.00 x .29 = 130,510		
Factor Value			
Adjustments	1.0000		
Lot Value	130,510		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,602 / 2,420
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,602
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	302,004 124.80 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	170,769
Lot Value	130,510
Indicated Value	301,279 124.50 Per SqFt
Agland Value	
Site Improvements	55,836
Total Value	357,115 147.57 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.91	Total Misc Impr	+ 10,467
Roofing Adj	+ 3.18	Garage Cost	+ 15,015
Subfloor Adj	+ -1.53	Total RCN	= 299,595
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 128,826
Plumbing Adj	+ 8.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 170,769
Adj Base Cost	= 113.27	Lot Value	+ 130,510
Total Area	x 2,420	Indicated Value	= 301,279
Adjusted Cost	= 274,113	Value Per SqFt	124.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	112769	19x6		114	26.57		3,029
PATO	SLAB PORCH - OPEN	112770	14x12		168	10.85		1,823



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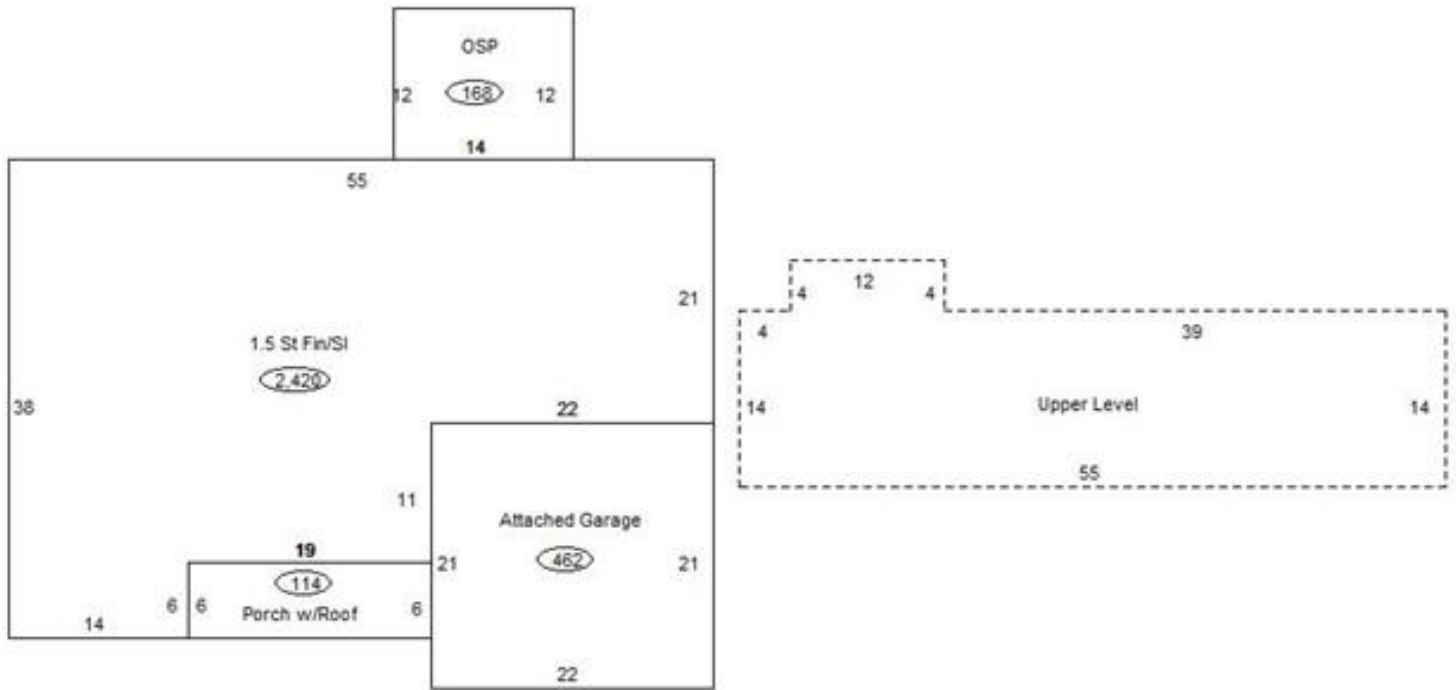
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,602	1.511	2,420
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	114	1.000	114
4	M	PATO		13	Open Slab	168	1.000	168
5	U	^UL	Overhang	13	Upper Level	818	1.000	818
Total Building Area						1,602		2,420



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25.84 x 2,400) 62,016		Modifier Total	RCN 62,016	Depr (20% Phys/ % Func) 12,403	RCNLD 49,613
	STF	STG FAIR	0x0x0			2,012
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 2,012) 9,416		Modifier Total	RCN 9,416	Depr (40% Phys/ % Func) 3,766	RCNLD 5,650
	STF	STG FAIR	12x12x0			144
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 144) 674		Modifier Total	RCN 674	Depr (15% Phys/ % Func) 101	RCNLD 573