



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:01:59
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Assessment Data					Primary Image																																																																																																				
Account 660098166 Parcel ID 22N16E-15-1-00000-000-0001 Cadastral ID 15-22-16-00112 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 316383 HOGELAND, JAMES AND TERESA 13845 E 435 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13845 E 435 RD Subdivision Lot/Block / Parcel Size 1.85 - Acres Sec/Twn/Rng 15 / 22 / 16 / 1 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-28\IMG_00: 11/28/2022</p>																																																																																																				
Legal Description Lat/Long: 36.38749301 -95.58297019 S 318.45' OF W 253.1' OF SW/4 SE/4 NE/4.																																																																																																									
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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	1.85		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	80,114.00 x .54 = 43,286		
Factor Value			
Adjustments	1.0000		
Lot Value	43,286		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-28\IMG_00: 11/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,279 / 1,486
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	1 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	185,276	124.68	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	89.02	Total Misc Impr	+ 12,709				
Roofing Adj	+ 3.94	Garage Cost	+ 12,709				
Subfloor Adj	+ 1.00	Total RCN	= 178,606				
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 16,075				
Plumbing Adj	+ 6.21	Lump Sums	+ 564				
Basement Adj	+ 0.00	RCNLD	= 163,095				
Adj Base Cost	= 111.64	Lot Value	+ 43,286				
Total Area	x 1,486	Indicated Value	= 206,381				
Adjusted Cost	= 165,897	Value Per SqFt	138.88				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,095		
Lot Value	43,286		
Indicated Value	206,381	138.88	Per SqFt
Agland Value			
Site Improvements	20,764		
Total Value	227,145	152.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	128237	37x8	2019	296	25.72		7,613
WODO	WOOD DECK - OPEN	141622	8x4	2019	32	28.88	39%	564
FPR1	Fireplace - Residential 1 Story		1		1	5,095.98		5,096



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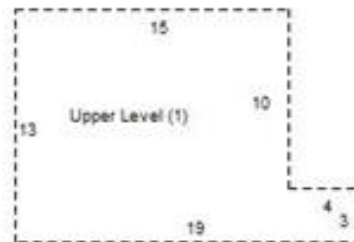
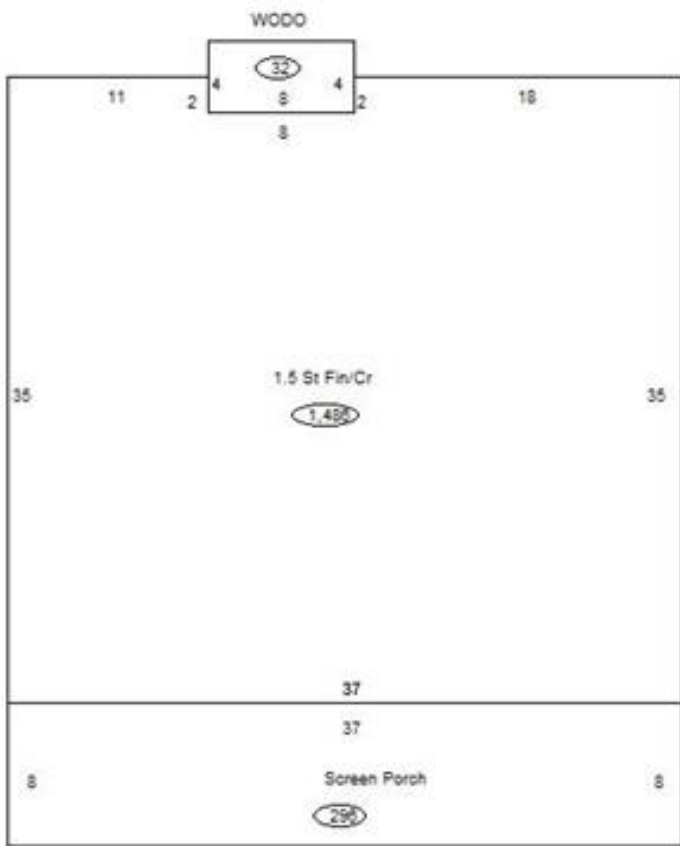
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Sketch Image

660098166



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,279	1.162	1,486
2	U	^UL		10	Upper Level (1)	207	1.000	207
3	M	EPKS		10	Screen Porch	296	1.000	296
4	M	WODO		10	WODO	32	1.000	32
Total Building Area						1,279		1,486



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	24x24x0		Formed Metal	576	
	Qual	3	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
		Base Cost (32.93 x 576)	18,968		18,968	569	18,399
	LT	LEAN-TO	9x33x0			297	
	Qual		Cond	Year 2023	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 297)	867		867		867
	LT	LEAN-TO	9x33x0			297	
	Qual		Cond	Year 2023	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 297)	867		867		867
	LT	LEAN-TO	9x24x0			216	
	Qual		Cond	Year 2023	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 216)	631		631		631