



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:18:02
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Assessment Data					Primary Image																																																																																												
Account 660099290 Parcel ID 22N16E-24-4-00000-000-0099 Cadastral ID 24-22-16-02123 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 345796 KEITH, JOSEPH D & DIANA M 15713 E 450 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15713 E 450 RD Subdivision Lot/Block / Parcel Size 7.45 - Acres Sec/Twn/Rng 24 / 22 / 16 / 4 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.36615115 -95.54731598 TR DESC 2024-010229 AS BEG SE/C W2 SW SE SE; N00.0702E 659.89'; N89.5822W 361'; S56.2535W 108.17'; N89.5808W 49'; S00.0702W 600'; S89.5808E 500' TO POB.																																																																																																	
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Lot Data		Square-Foot - NBHD 6050 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	7.4683	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	325,318.00 x .29 = 93,378	
Factor Value		
Adjustments	1.2939	
Lot Value	120,826	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,457 / 2,457
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,457
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	981 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	108.94	Total Misc Impr	+ 25,384
Roofing Adj	+ 5.18	Garage Cost	+ 36,503
Subfloor Adj	+ -3.39	Total RCN	= 391,838
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 31,347
Plumbing Adj	+ 9.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 360,491
Adj Base Cost	= 134.29	Lot Value	+ 120,826
Total Area	x 2,457	Indicated Value	= 481,317
Adjusted Cost	= 329,951	Value Per SqFt	195.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	360,491		
Lot Value	120,826		
Indicated Value	481,317	195.90	Per SqFt
Agland Value			
Site Improvements	92,759		
Total Value	574,076	233.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	6,429.63		12,859
PRCH	SLAB PORCH - COVERED	128228	7x6		42	29.40		1,235
PRCH	SLAB PORCH - COVERED	128229	18x16		288	28.51		8,211
PRCH	SLAB PORCH - COVERED	128230	17x4		68	29.31		1,993
PATO	SLAB PORCH - OPEN	141866	12x7		84	12.93		1,086



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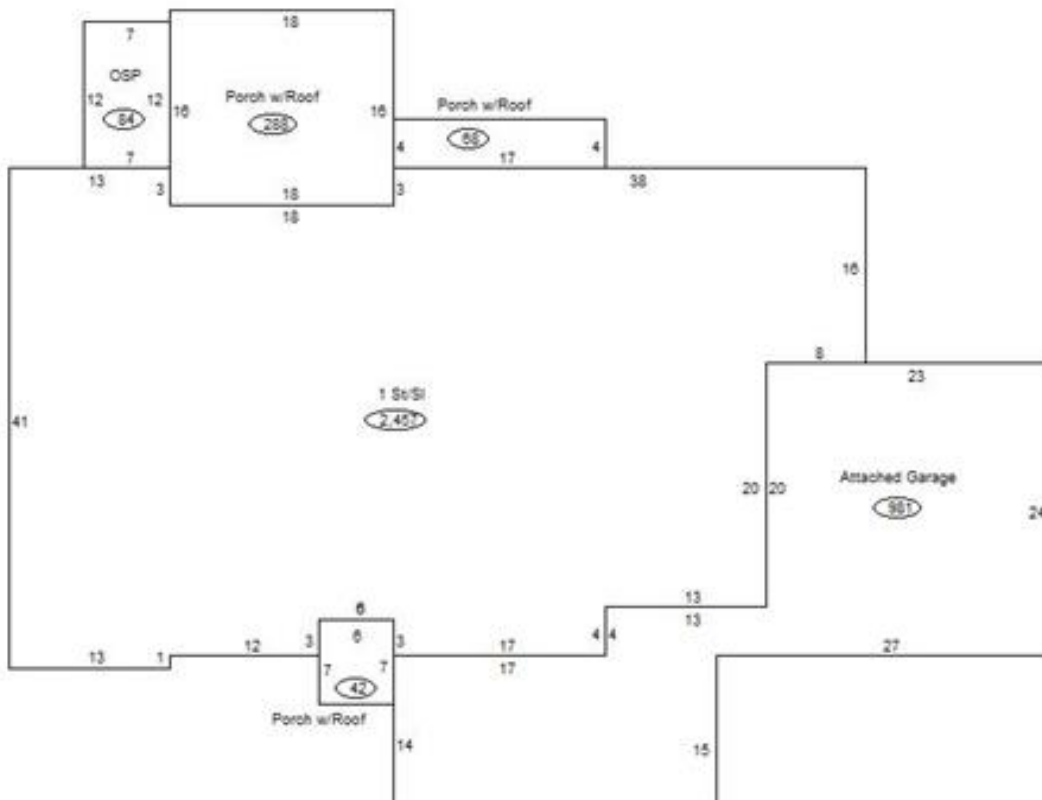
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Sketch Image

660099290



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,457	1.000	2,457
2	G	1		13	Attached Garage	981	1.000	981
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	288	1.000	288
5	M	PRCH		13	SLBC	68	1.000	68
6	M	PATO		13	Open Slab	84	1.000	84
Total Building Area						2,457		2,457



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	65x40x0			2,600
	Qual	5	Cond 5	Year 2021	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (36.78 x 2,600)	95,628	95,628	2,869	92,759