




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660099552 <b>Parcel ID</b> 22N16E-22-4-00000-000-0099 <b>Cadastral ID</b> 22-22-16-02631 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 338707 VEREIDE, CHRISTOPHER JOHNATHAN & ERIN WHITNEY MARIE  13731 E 450 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13731 E 450 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.86 - Acres <b>Sec/Twn/Rng</b> 22 / 22 / 16 / 4 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-14\IMG_00: 12/19/2022</p>														
<b>Legal Description</b> Lat/Long: 36.36626148 -95.58301722																			
TR DESC COMM AT POINT 657.16' S OF NE/C SE SE; S89.5618W 658 76'; S89.5618W 408.94' TO POB; S89.5618W 253.72'; S00.0106W 661 02'; N89.5555E 253.73'; N00.0106E 660.99' TO POB.					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	FREELING, CASSIE S	06/10/2022	333,000	YES										
					2561/471	VIERHELLER, DONNA	07/05/2016	205,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	102.332	<b>Current Tax</b>										
Remove Cap	2023		Land Value	635	635	11%	70	Assessed	22,096	2,261.12									
Year Frozen	0		Improvements	200,234	200,234		22,026	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-88.00									
TIF Project ID	0		<b>Total Value</b>	200,869	200,869		22,096	<b>Total Taxable</b>	21,096	2,173.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660099552	VEREIDE, CHRISTOPHER JOHNATHAN &			11	195,528	1000	20,508	2,112.00										
2024	2024-660099552	VEREIDE, CHRISTOPHER JOHNATHAN &			11	208,736	1000	21,961	2,270.00										
2023	2023-660099552	VEREIDE, CHRISTOPHER JOHNATHAN &			11	333,000	1000	35,630	3,747.00										
2022	2022-660099552	VEREIDE, CHRISTOPHER JOHNATHAN &			11	264,117	0	25,863	2,728.00										
2021	2021-660099552	FREELING, CASSIE S			11	234,876	0	24,631	2,507.00										
2020	2020-660099552	FREELING, CASSIE S			11	233,365	0	23,458	2,466.00										
2019	2019-660099552	FREELING, CASSIE S			11	203,102	0	22,341	2,316.00										
2018	2018-660099552	FREELING, CASSIE S			11	206,059	0	22,666	2,375.00										
2017	2017-660099552	FREELING, CASSIE S			11	204,520	0	22,497	2,302.00										
2016	2016-660099552	FREELING, CASSIE S			11	180,006	0	19,801	2,039.00										



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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size	0	0	
Lot Count			
Units Buildable	0		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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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	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,728
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2012 / 11

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	196,290 113.59 Per SqFt

**Direct Comparables**

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

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	197,041
Lot Value	
Indicated Value	197,041 114.03 Per SqFt
Agland Value	635
Site Improvements	3,193
Total Value	200,869 116.24 Total Value Per SqFt

**Cost Approach** Manual : 01/2025

Base Cost	87.47	Total Misc Impr	+	13,112
Roofing Adj	+ 3.33	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	211,383
Heat/Cool Adj	+ 12.64	Depreciation ( 11%)	-	23,252
Plumbing Adj	+ 11.30	Lump Sums	+	8,910
Basement Adj	+ 0.00	RCNLD	=	197,041
Adj Base Cost	= 114.74	Lot Value	+	
Total Area	x 1,728	Indicated Value	=	197,041
Adjusted Cost	= 198,271	Value Per SqFt		114.03

**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
WODO	WOOD DECK - OPEN	115454	36x8		288	17.60	6%	4,765
PRCH	SLAB PORCH - COVERED	115455	36x8		288	26.03		7,497
WODO	WOOD DECK - OPEN	115456	20x10		200	22.05	6%	4,145



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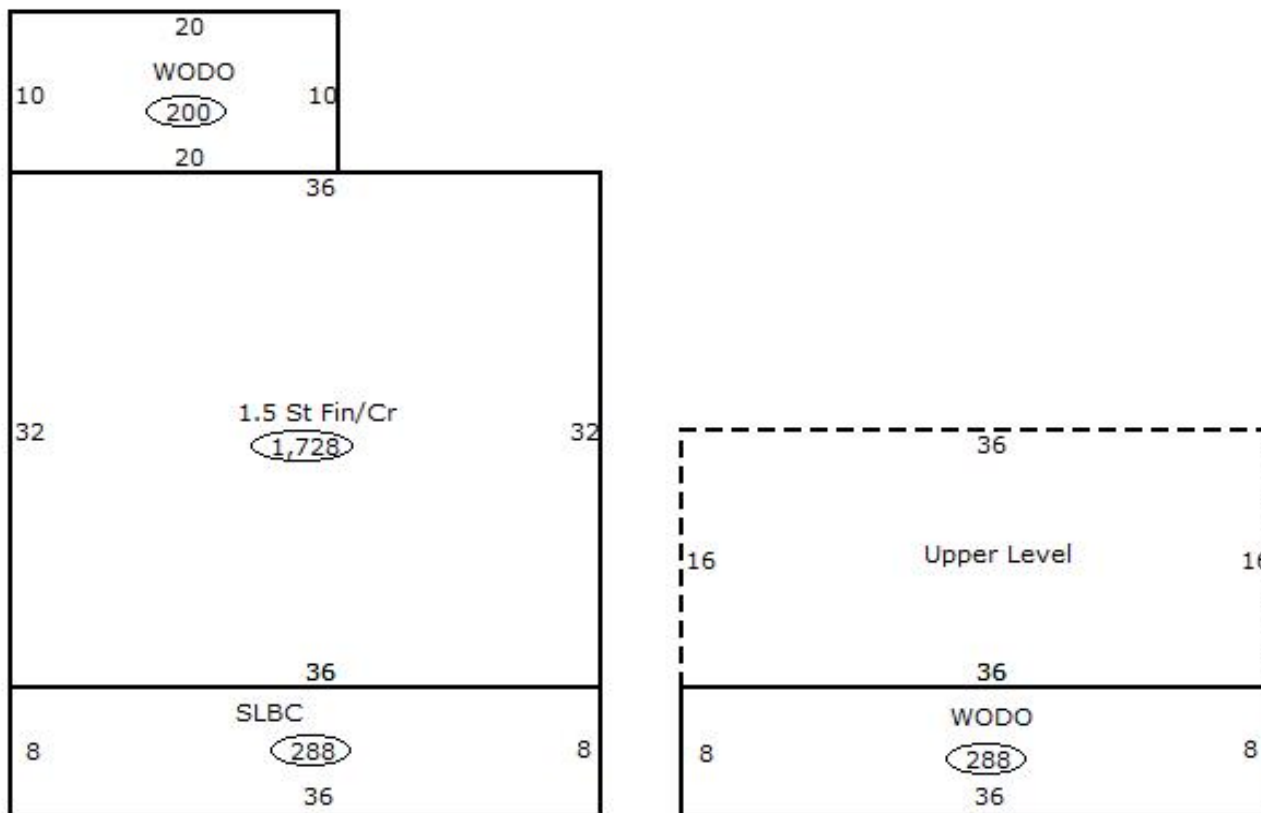
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,152	1.500	1,728
2	U	^UL		13	Upper Level	576	1.000	576
3	M	WODO		13	WODO	288	1.000	288
4	M	PRCH		13	SLBC	288	1.000	288
5	M	WODO		13	WODO	200	1.000	200
<b>Total Building Area</b>						1,152		1,728



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <small>01.29.2015 23:46</small>	LF	LOAFING SHED	12x40x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.26 x 480)	2,045		2,045	1,227	818
 <small>01.29.2015 23:47</small>	HS	HAY SHED	20x24x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 480)	2,246		2,246	1,123	1,123
	LF	LOAFING SHED	10x42x0			420	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.26 x 420)	1,789		1,789	537	1,252



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			3.951	161	161	635	635
<b>NTV PST Totals</b>						3.951			635	635
<b>Total Agland</b>						3.951			635	635