




# 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> 660103553 <b>Parcel ID</b> 000000-00-0-00144-002-0017 <b>Cadastral ID</b> 24-22-17-00780 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 343802 HELMS, TARAH LEE & JOSHUA HUNTER  16466 S CEDAR RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16466 S CEDAR RD <b>Subdivision</b> CEDARCREST <b>Lot/Block</b> 0018 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 22 / 17 / 5 <b>Neighborhood</b> 1015 - R-V02-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p>11/18/2020 15:10</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/19/2020</p>																																																																
<b>Legal Description</b> Lot/Long: 36.37535250 -95.44952338 LOT 17 BLOCK 1 CEDARCREST																																																																					
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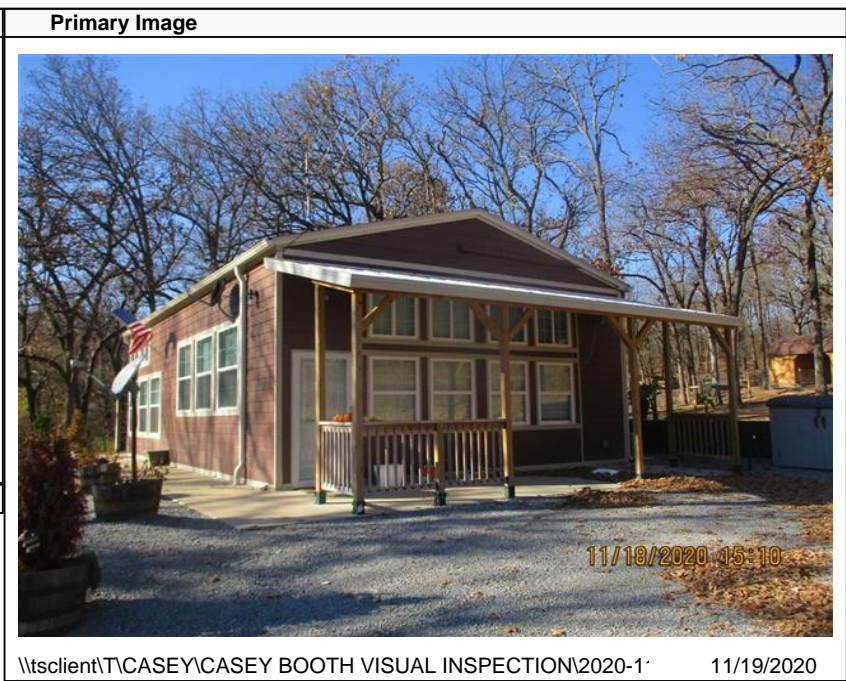
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Lot Data		Square-Foot - NBHD 1015 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	0		
Non-Ag Acres	4.8471		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	211,142.00 x .19 = 40,716		
Factor Value			
Adjustments	3.0694		
Lot Value	124,976		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/19/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,072 / 1,602
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,072
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	195,583	122.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	90.90	Total Misc Impr	+ 7,189
Roofing Adj	+ 4.09	Garage Cost	+
Subfloor Adj	+ -1.65	Total RCN	= 193,822
Heat/Cool Adj	+ 12.64	Depreciation ( 6%)	- 11,629
Plumbing Adj	+ 10.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 182,193
Adj Base Cost	= 116.50	Lot Value	+ 124,976
Total Area	x 1,602	Indicated Value	= 307,169
Adjusted Cost	= 186,633	Value Per SqFt	191.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,193		
Lot Value	124,976		
Indicated Value	307,169	191.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	307,169	191.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2019	1	0.00		
PRCH	SLAB PORCH - COVERED	139530	10x8		80	26.68		2,134
PRCH	SLAB PORCH - COVERED	139533	24x8		192	26.33		5,055



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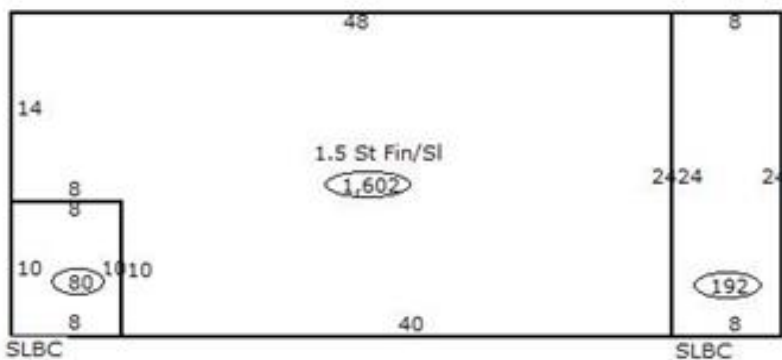
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	80	1.000	80
2	R	5	Slab	13	1.5 St Fin/Sl	1,072	1.494	1,602
3	U	^UL		13	Upper Level (2)	530	1.000	530
4	M	PRCH		13	SLBC	192	1.000	192
<b>Total Building Area</b>						1,072		1,602



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x6	Plank	Galvanized Metal	96
	Qual	3	Cond 3	Year 2023	Eff Age 2	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ 100% Func)</b>	<b>RCNLD</b>
Base Cost (29.97 x 96)	2,877		2,877	2,877



SHDS	Shed - Small	16x10x8	Plank	Galvanized Metal	160
Qual	3	Cond 3	Year 2018	Eff Age 6	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.45 x 160)	4,232		4,232	4,232