



# 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	660104045								
Parcel ID	22N16E-24-3-00000-002-0000								
Cadastral ID	24-22-16-01420								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	331067								
PIERCE, JEFFREY DAVID									
16252 S 4190 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	15075 E 450 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.27 - Acres						
Sec/Twn/Rng	24 / 22 / 16 / 3								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36572851 -95.56012470				Building Permits					
TR DESC COMM SW/C SW SW; S89.5803E 175' TO POB; S89.5803E 185'; N00.0023E 307'; N89.58003W 151'; S00.0023W 38'; N89.5803W 34'; S00.0023W 269' TO POB.				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	PIERCE, GLORIA J	06/08/2020	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax
Remove Cap	2017	Land Value	183	183	11%	20	Assessed	32,389	3,281.33
Year Frozen		Improvements	339,851	294,266		32,369	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	340,034	294,449		32,389	Total Taxable	32,389	3,281.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660104045	PIERCE, JEFFREY DAVID			75	329,442	0	31,446	3,185.00
2024	2024-660104045	PIERCE, JEFFREY DAVID			75	315,130	0	30,530	3,111.00
2023	2023-660104045	PIERCE, JEFFREY DAVID			75	295,230	0	29,641	3,087.00
2022	2022-660104045	PIERCE, JEFFREY DAVID			75	295,107	0	28,778	3,059.00
2021	2021-660104045	PIERCE, JEFFREY DAVID			75	253,997	0	27,940	2,885.00
2020	2020-660104045	PIERCE, JEFFREY DAVID			75	183	0	20	2.00



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Units-Buildable <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		 <p style="text-align: right; color: orange;">12/29/2022 13:56</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (126)\IMG_0018.JPG      12/29/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	25% Frame, Siding, Wood 75% Veneer, Masonry
<b>Base/Total Area</b>	2,326 / 2,326
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,326
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	808 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2020 / 5

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.67	<b>Total Misc Impr</b>	+	21,570			
<b>Roofing Adj</b>	+ 5.22	<b>Garage Cost</b>	+	30,066			
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	=	357,738			
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 5%)</b>	-	17,887			
<b>Plumbing Adj</b>	+ 7.64	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	339,851			
<b>Adj Base Cost</b>	= 131.60	<b>Lot Value</b>	+				
<b>Total Area</b>	x 2,326	<b>Indicated Value</b>	=	339,851			
<b>Adjusted Cost</b>	= 306,102	<b>Value Per SqFt</b>		146.11			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	339,851		
<b>Lot Value</b>			
<b>Indicated Value</b>	339,851	146.11	Per SqFt
<b>Agland Value</b>	183		
<b>Site Improvements</b>			
<b>Total Value</b>	340,034	146.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148430	200		200	28.80		5,760
PATO	SLAB PORCH - OPEN	148431	12x8		96	12.93		1,241
PRCH	SLAB PORCH - COVERED	148432	23x12		276	28.55		7,880
PATO	SLAB PORCH - OPEN	148433	5x4		20	12.93		259
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430





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### Agland Inventory

660104045

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			1.270	144	144	183	183
<b>NTV PST Totals</b>						1.270			183	183
<b>Total Agland</b>						1.270			183	183