



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 660105044 Parcel ID 22N17E-29-2-00000-001-0000 Cadastral ID 29-22-17-02010 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 293735 BRESHEARS, KENNETH C & KAMDEN L 17105 E 454 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17010 E 454 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 29 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																									
Legal Description W2 SW SW NW Lat/Long: 36.35906345 -95.52461408																																																									
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	5.0424		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	219,645.00 x .35 = 76,691		
Factor Value			
Adjustments	1.0000		
Lot Value	76,691		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/1/2020

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,475 / 1,475
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,475
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	115,729	78.46	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	99.03	Total Misc Impr	+	20,602	
Roofing Adj	+ 3.93	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	197,042	
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	90,639	
Plumbing Adj	+ 6.36	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	106,403	
Adj Base Cost	= 119.62	Lot Value	+	76,691	
Total Area	x 1,475	Indicated Value	=	183,094	
Adjusted Cost	= 176,440	Value Per SqFt		124.13	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,403		
Lot Value	76,691		
Indicated Value	183,094	124.13	Per SqFt
Agland Value			
Site Improvements	22,132		
Total Value	205,226	139.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	61532	17x5		85	21.03		1,788
PRCH	SLAB PORCH - COVERED	61533	16x9		144	20.84		3,001
EPSW	ENCLOSED PORCH - SOLID WALL	61534	23x9		207	54.28		11,236



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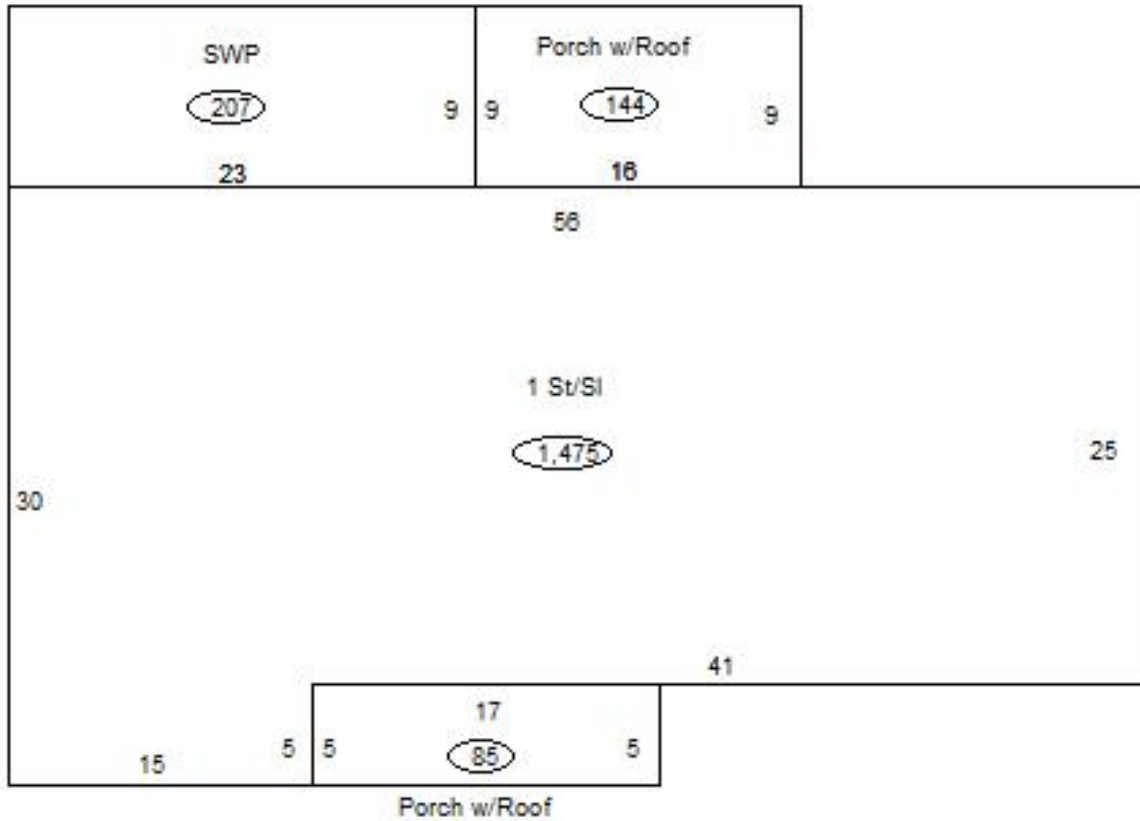
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,475	1.000	1,475
2	M	PRCH		13	SLBC	85	1.000	85
3	M	PRCH		13	SLBC	144	1.000	144
4	M	EPSW		13	EPSW	207	1.000	207
Total Building Area						1,475		1,475



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT DETACHED	18x20x8	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary Base Cost (5.58 x 360) 2,009		Modifier Total	RCN 2,009	Depr (52% Phys/ % Func) 1,045	RCNLD 964
	EQSH	Equipment Shed	30x40x8	Dirt	Formed Metal	1,200
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary Base Cost (13.69 x 1,200) 16,428		Modifier Total	RCN 16,428	Depr (49% Phys/ % Func) 8,050	RCNLD 8,378
	BNGP	BARN	30x30x8	Dirt	Formed Metal	900
	Qual	4	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary Base Cost (31.58 x 900) 28,422		Modifier Total	RCN 28,422	Depr (55% Phys/ % Func) 15,632	RCNLD 12,790