



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:25:10
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Assessment Data					Primary Image						
Account	660105340				<p>660105340_001.JPG 2/24/2026</p>						
Parcel ID	22N16E-23-2-00000-001-0000										
Cadastral ID	23-22-16-05820										
Property Type	REAL - Real Property										
Property Class	RR	VI Area	1								
Tax Area	11 - SEQUOYAH/NW FIRE										
Name ID	346660										
CLEVELAND, AMBER											
14085 E 445 RD CLAREMORE OK 74017-0000											
Parcel Location											
Situs	14085 E 445 RD										
Subdivision											
Lot/Block	/	Parcel Size	2.4 - Acres								
Sec/Twn/Rng	23 / 22 / 16 / 2										
Neighborhood	6050 - UNPLATTED										
School District	S006 - SEQUOYAH SCHOOLS										
Legal Description Lat/Long: 36.37302832 -95.57781335											
TR DESC 2021-009718 AS COMM SW/C SW NW;N01.2756W 260.9' TO POB; N01.2756W 45.11'; N88.3702E 523.68'; S00.0125E 306.10'; S88.3702W 307.28'; N01.2756W 260.90'; S88.3702W 208.70' TO POB.											
Building Permits											
Number	Description	Opened	Closed	Amount							
R25 221	NEW SFR 1148 SQ FT	07/2025	02/2026	165,265							
R21	R23- SPLIT	08/2021	05/2022								
Exemptions											
Code	Type	Active	Maximum	Exemption	Sale History						
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code		
					/	EATON, FRANCIS CLIFFORD &	03/20/2025	45,000	21		
					/	RHINE, RANDY L	05/21/2021	49,000	YES		
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax			
Remove Cap	2026	Land Value	45,002	45,002	11%	4,950	Assessed	4,950	506.54		
Year Frozen		Improvements	0	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00		
TIF Project ID	0	Total Value	45,002	45,002		4,950	Total Taxable	3,950	418.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660105340	CLEVELAND, AMBER	11	65	0	7	1.00				
2024	2024-660105340	EATON, FRANCIS CLIFFORD &	11	65	0	7	1.00				
2023	2023-660105340	EATON, FRANCIS CLIFFORD &	11	65	0	7	1.00				
2022	2022-660105340	EATON, FRANCIS CLIFFORD &	11	65	0	7	1.00				
2021	2021-660105340	EATON, FRANCIS CLIFFORD &	11	65	0	7	1.00				



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Lot Data		Square-Foot - NBHD 6050 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.5488	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	111,026.00 x .46 = 50,519	
Factor Value		
Adjustments	0.8908	
Lot Value	45,002	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,148
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2026 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	90.58	Total Misc Impr	+ 11,393	Roofing Adj	+ 4.78	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 142,058	Heat/Cool Adj	+ 10.30	Depreciation (0%)	- 0
Plumbing Adj	+ 8.16	Lump Sums	+ 0	Plumbing Adj	+ 8.16		
Basement Adj	+ 0.00	RCNLD	= 142,058	Basement Adj	+ 0.00		
Adj Base Cost	= 113.82	Lot Value	+ 45,002	Adj Base Cost	= 113.82		
Total Area	x 1,148	Indicated Value	= 187,060	Total Area	x 1,148		
Adjusted Cost	= 130,665	Value Per SqFt	162.94	Adjusted Cost	= 130,665		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,058		
Lot Value	45,002		
Indicated Value	187,060	162.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	187,060	162.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194882	41x8		328	20.31		6,662
PATO	Patio - Open	194883	5x3		15	10.24		154
FPR1	Fireplace - Residential 1 Story		1	2026	1	4,576.55		4,577



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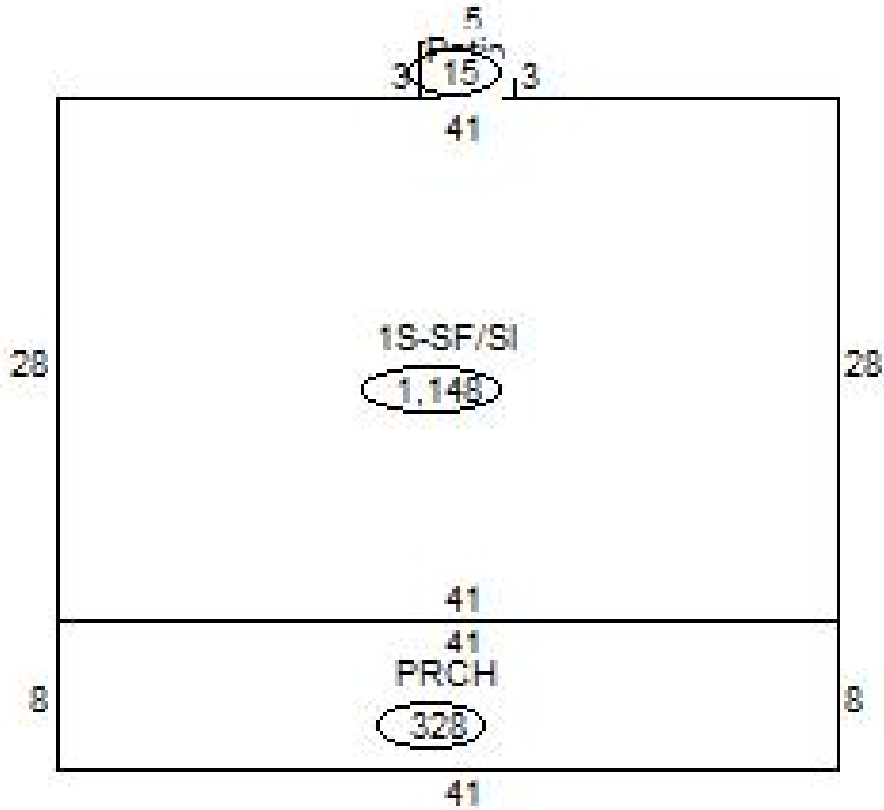
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Sketch Image

660105340



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,148	1.000	1,148
2	M	PRCH		20	PRCH	328	1.000	328
3	M	PATO		20	Patio	15	1.000	15
Total Building Area						1,148		1,148