



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 660106872 Parcel ID 22N16E-15-2-00000-006-0000 Cadastral ID 15-22-16-00230 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 338535 PRATHER, KENNETH D & AMANDA L 13100 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13100 E 430 RD Subdivision Lot/Block / Parcel Size 13.26 - Acres Sec/Twn/Rng 15 / 22 / 16 / 2 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-11-28\IMG_0001.JPG 11/28/2023</p>																																																																
Legal Description Lat/Long: 36.39323771 -95.59522108 TR DESC AS COMM NE/C NW; S01.1703E ALG E LN NW 659.25' TO SE/C N2 N2 NW; S88.700W 1570.49' TO POB; S88.3700W 1073.98'; N01 1854W 607.88' TO PT BEING THE CENTER OF 40' CNTY LN RD EA; S83.5901E 1082.27'; S01.2300E 468.49' TO POB.																																																																					
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,408 / 2,408
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,408
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2023 / 2



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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	103.86	Total Misc Impr	+ 23,723				
Roofing Adj	+ 4.53	Garage Cost	+ 16,437				
Subfloor Adj	+ -2.19	Total RCN	= 341,834				
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 6,837				
Plumbing Adj	+ 6.44	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 334,997				
Adj Base Cost	= 125.28	Lot Value	+ 334,997				
Total Area	x 2,408	Indicated Value	= 334,997				
Adjusted Cost	= 301,674	Value Per SqFt	139.12				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	334,997		
Lot Value			
Indicated Value	334,997	139.12	Per SqFt
Agland Value	1,711		
Site Improvements			
Total Value	336,708	139.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	159008	20x6		120	11.29		1,355
PRCH	Slab Porch - Covered	159009	17x3		51	26.77		1,365
PRCH	Slab Porch - Covered	159010	358		358	25.81		9,240
PRCH	Slab Porch - Covered	159011	16x8		128	26.53		3,396
ODFP	Outdoor Fireplace/Firepit			1 2023	1	2,751.55		2,752
FPR1	Fireplace - Residential 1 Story			1 2023	1	5,615.40		5,615



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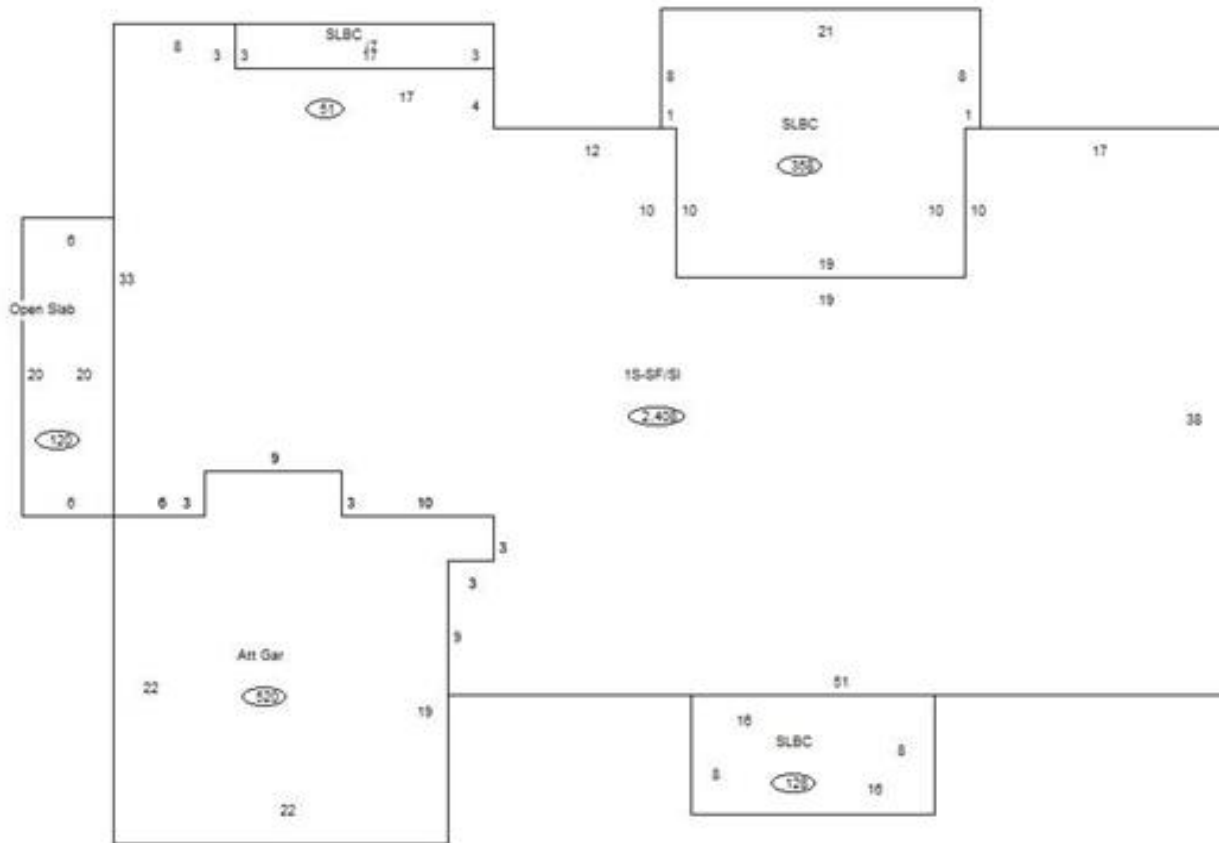
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,408	1.000	2,408
2	G	1		10	Att Gar	520	1.000	520
3	M	PATO		10	Open Slab	120	1.000	120
4	M	PRCH		10	SLBC	51	1.000	51
5	M	PRCH		10	SLBC	358	1.000	358
6	M	PRCH		10	SLBC	128	1.000	128
Total Building Area						2,408		2,408



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			4.402	72	72	317	317
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.929	192	192	1,138	1,138
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			2.839	84	84	238	238
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			.091	202	202	18	18
NTV PST Totals						13.260			1,711	1,711
Total Agland						13.260			1,711	1,711