



# 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> 660000743 <b>Parcel ID</b> 000000-00-0-00072-005-0009 <b>Cadastral ID</b> 01-22-15-02300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 298180 RICHARDSON, DONALD &  MELISSA 9854 E CANYON RD CLAREMORE OK 74017-0000					<p>\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0037.JPG 3/29/2022</p>																																																						
<b>Parcel Location</b> <b>Situs</b> 09854 E CANYON RD <b>Subdivision</b> BRIARCLIFF ESTATES <b>Lot/Block</b> 0009 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 1085 - R-V04-NW SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																											
<b>Legal Description</b> Lat/Long: 36.41398462 -95.65319141					<b>Building Permits</b>																																																						
LOT 9 BLOCK 5 BRIARCLIFF ESTATES					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																													
Number	Description	Opened	Closed	Amount																																																							
<b>Exemptions</b>					<b>Sale History</b>																																																						
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																																		
H	Homestead	Yes	1,000	1,000	1963/466	WILSON, RODNEY S	06/27/2008	171,000	YES																																																		
					1210/213	GUINN & THOMAS BUILDERS-LLC	01/12/2000	125,000	Yes																																																		
					1195/507	PAGET, JOLENE	09/29/1999	0	No																																																		
					1146/83	STAUFFER, JAMES S JR	12/09/1998	10,000	Yes																																																		
					914/623	KOLMAN, PAUL D	05/10/1993	4,500	Yes																																																		
					903/39	SELLMEYER, ARVILLE G &-GOLDA P	12/30/1992	0	No																																																		
<b>Parcel Valuation</b>																																																											
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	102.332	<b>Current Tax</b>																																																		
Remove Cap	2009		Land Value 78,123	23,212	11%	2,553	Assessed	25,014	2,559.72																																																		
Year Frozen	0		Improvements 215,605	204,187		22,461	Penalty	0																																																			
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-89.00																																																		
TIF Project ID	0		Total Value 293,728	227,399		25,014	Total Taxable	24,014	2,471.00																																																		
<b>Assessment History</b>																																																											
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																		
2025	2025-660000743	RICHARDSON, DONALD &			11	291,223	1000	23,285	2,397.00																																																		
2024	2024-660000743	RICHARDSON, DONALD &			11	304,854	1000	22,578	2,332.00																																																		
2023	2023-660000743	RICHARDSON, DONALD &			11	226,727	1000	21,891	2,308.00																																																		
2022	2022-660000743	RICHARDSON, DONALD &			11	217,118	1000	21,225	2,252.00																																																		
2021	2021-660000743	RICHARDSON, DONALD &			11	196,694	1000	20,577	2,108.00																																																		
2020	2020-660000743	RICHARDSON, DONALD &			11	195,127	1000	19,949	2,110.00																																																		
2019	2019-660000743	RICHARDSON, DONALD &			11	184,899	1000	19,339	2,019.00																																																		
2018	2018-660000743	RICHARDSON, DONALD &			11	188,447	1000	19,499	2,057.00																																																		
2017	2017-660000743	RICHARDSON, DONALD &			11	186,438	1000	18,902	1,947.00																																																		
2016	2016-660000743	RICHARDSON, DONALD &			11	181,708	1000	18,323	1,900.00																																																		
2015	2015-660000743	RICHARDSON, DONALD &			11	176,649	1000	17,759	1,858.00																																																		
2014	2014-660000743	RICHARDSON, DONALD &			11	179,871	1000	17,213	1,802.00																																																		
2013	2013-660000743	RICHARDSON, DONALD &			11	167,382	1000	16,683	1,717.00																																																		



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	23085	
Non-Ag Acres	0.5693	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	24,801.00 x 3.15 = 78,123	
Factor Value		
Adjustments	1.0000	
Lot Value	78,123	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,852 / 1,852
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,852
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	232,069	125.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	117,710 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.44	Total Misc Impr	+ 7,112				
Roofing Adj	+ 4.34	Garage Cost	+ 14,986				
Subfloor Adj	+ -1.14	Total RCN	= 253,061				
Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 63,265				
Plumbing Adj	+ 7.60	Lump Sums	+ 5,809				
Basement Adj	+ 0.00	RCNLD	= 195,605				
Adj Base Cost	= 124.71	Lot Value	+ 78,123				
Total Area	x 1,852	Indicated Value	= 273,728				
Adjusted Cost	= 230,963	Value Per SqFt	147.80				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,605		
Lot Value	78,123		
Indicated Value	273,728	147.80	Per SqFt
Agland Value			
Site Improvements	20,000		
Total Value	293,728	158.60	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2209	14x6		84	24.00		2,016
WODC	WOOD DECK - COVERED	2210	14x10		140	41.49		5,809





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000	25,000	5,000	20,000