



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	660017023													
Parcel ID	22N17E-18-2-00000-000-0000													
Cadastral ID	18-22-17-02700													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	75 - SEQUOYAH/FOYIL FD													
Name ID	312463													
ASHLEY, WILLIAM C & KARI A														
18032 QUAIL CREEK RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	16140 E 430 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	18 / 22 / 17 / 2													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.39391910 -95.54023776														
N2 W2 NE GOV'T LOT 1														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2405/816	TAYLOR, JOHNNY RAY &	05/30/2014	47,500	YES										
2341/852	MOORE, GENTRY	07/17/2013	0	4										
1063/383	SELF, MICHAEL L & LIBBY A	04/30/1997	54,000	No										
1027/402	STONE, SAMUEL W	05/30/1996	36,500	No										
983/530	LOGSTON, KATHRYN J EST	01/23/1995	30,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax						
Remove Cap	2015	Land Value	48,648	40,287	11%	4,432	Assessed	10,047	1,017.86					
Year Frozen	0	Improvements	51,616	51,046		5,615	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	100,264	91,333		10,047	Total Taxable	10,047	1,018.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017023	ASHLEY, WILLIAM C &	75	106,452	0	9,569	969.00							
2024	2024-660017023	ASHLEY, WILLIAM C &	75	96,376	0	9,113	928.00							
2023	2023-660017023	ASHLEY, WILLIAM C &	75	78,898	0	8,679	904.00							
2022	2022-660017023	ASHLEY, WILLIAM C &	75	79,901	0	8,571	911.00							
2021	2021-660017023	ASHLEY, WILLIAM C &	75	79,800	0	8,163	843.00							
2020	2020-660017023	ASHLEY, WILLIAM C &	75	74,205	0	7,774	832.00							
2019	2019-660017023	ASHLEY, WILLIAM C &	75	68,134	0	7,405	786.00							
2018	2018-660017023	ASHLEY, WILLIAM C &	75	71,602	0	7,053	752.00							
2017	2017-660017023	ASHLEY, WILLIAM C &	75	71,145	0	6,717	712.00							
2016	2016-660017023	ASHLEY, WILLIAM C &	75	58,151	0	6,397	676.00							
2015	2015-660017023	ASHLEY, WILLIAM C &	75	57,492	0	6,325	681.00							
2014	2014-660017023	ASHLEY, WILLIAM C &	75	56,486	0	5,717	624.00							
2013	2013-660017023	TAYLOR, JOHNNY RAY &	75	56,257	1000	4,445	490.00							



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.4672 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 107,472.00 x .45 = 48,648 Factor Value Adjustments 1.0000 Lot Value 48,648		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,072 / 1,072
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	64,046 59.74 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.23	Total Misc Impr	+ 3,698				
Roofing Adj	+ 4.34	Garage Cost	+ 0				
Subfloor Adj	+ 2.55	Total RCN	= 120,064				
Heat/Cool Adj	+ 0.76	Depreciation (58%)	- 69,637				
Plumbing Adj	+ 4.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 50,427				
Adj Base Cost	= 108.55	Lot Value	+ 48,648				
Total Area	x 1,072	Indicated Value	= 99,075				
Adjusted Cost	= 116,366	Value Per SqFt	92.42				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	50,427
Lot Value	48,648
Indicated Value	99,075 92.42 Per SqFt
Agland Value	
Site Improvements	1,189
Total Value	100,264 93.53 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	41119	16x6		96	20.99	2,015
PRCH	SLAB PORCH - COVERED	41120	16x5		80	21.04	1,683



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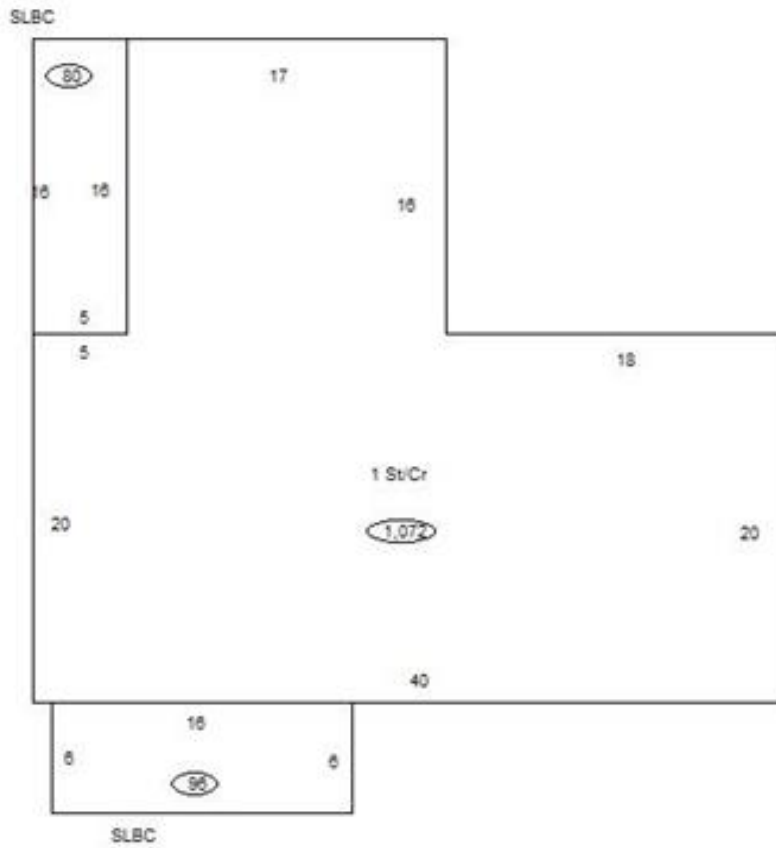
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,072	1.000	1,072
2	M	PRCH		10	SLBC	96	1.000	96
3	M	PRCH		10	SLBC	80	1.000	80
Total Building Area						1,072		1,072



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x6x6	Plank	Composition Shingle	48
	Qual	3	Cond 3	Year	2015	Eff Age 8
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (39.31 x 48)		1,887		1,887	698	1,189