




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	660018190													
Parcel ID	000000-00-0-10200-002-0007													
Cadastral ID	20-21-16-01930													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	17 - CLAREMORE OT													
Name ID	338824													
HALE, JONATHAN & NESHA GAINES														
2325 SW QUAIL RUN DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	02325 SW QUAIL RUN DR													
Subdivision	HUNTERS TRAIL													
Lot/Block	0007 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	20 / 21 / 16 / 5													
Neighborhood	1166 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.28345041 -95.63242902														
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>STORM</td> <td>R17-POSS REMODEL</td> <td>03/2016</td> <td>04/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	STORM	R17-POSS REMODEL	03/2016	04/2016	
Number	Description	Opened	Closed	Amount										
STORM	R17-POSS REMODEL	03/2016	04/2016											
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	BUTTERFIELD, JOSH &	06/27/2022	230,000	YES					
					/	MORRIS, TERESA & RODNEY	11/03/2021	115,000	YES					
					2470/702	MORRIS, TERESA	04/27/2015	0	4					
					2470/699	CARROLL, LEE & TESS	04/27/2015	0	4					
					951/637	POTTER, RONNIE	03/25/1994	73,500	Yes					
					853/722			58,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2023	Land Value	77,473	77,473	11%	8,522	Assessed	25,753	2,380.35					
Year Frozen	0	Improvements	156,649	156,649		17,231	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	234,122	234,122		25,753	Total Taxable	25,753	2,380.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660018190	HALE, JONATHAN &			17	226,563	0	24,922	2,304.00					
2024	2024-660018190	HALE, JONATHAN &			17	230,000	0	25,300	2,338.00					
2023	2023-660018190	HALE, JONATHAN &			17	230,000	0	25,301	2,318.00					
2022	2022-660018190	HALE, JONATHAN &			17	115,000	0	12,651	1,171.00					
2021	2021-660018190	MORRIS, TERESA & RODNEY			17	134,880	0	14,837	1,310.00					
2020	2020-660018190	MORRIS, TERESA & RODNEY			17	132,721	0	14,599	1,337.00					
2019	2019-660018190	MORRIS, TERESA & RODNEY			17	127,850	1000	13,064	1,210.00					
2018	2018-660018190	MORRIS, TERESA & RODNEY			17	132,603	1000	13,586	1,255.00					
2017	2017-660018190	MORRIS, TERESA & RODNEY			17	131,536	1000	13,469	1,237.00					
2016	2016-660018190	MORRIS, TERESA & RODNEY			17	128,255	1000	13,099	1,229.00					
2015	2015-660018190	MORRIS, TERESA & RODNEY			17	124,442	0	13,689	1,235.00					
2014	2014-660018190	CARROLL, LEE & TESS			17	125,430	0	13,395	1,242.00					
2013	2013-660018190	CARROLL, LEE & TESS			17	118,266	0	12,758	1,167.00					

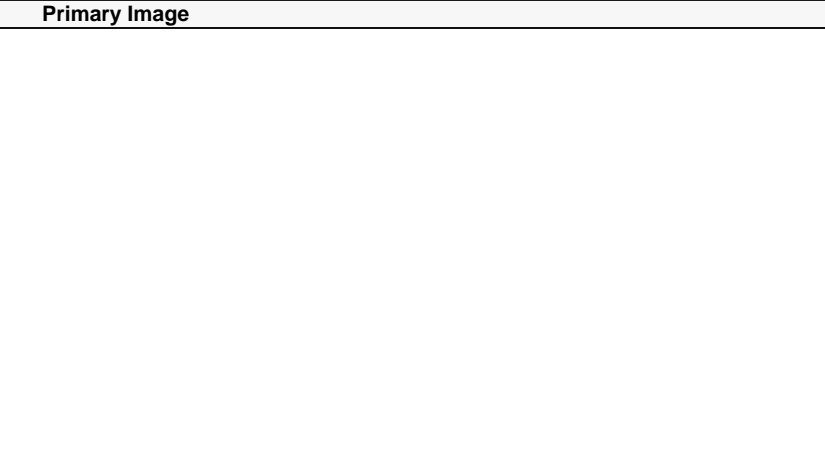


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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1933	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,421.00 x 5.42 = 45,642	
Factor Value		
Adjustments	1.6974	
Lot Value	77,473	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,534 / 1,534
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,534
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

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GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	195,539 127.47 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	194,820 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	149,457
Lot Value	77,473
Indicated Value	226,930 147.93 Per SqFt
Agland Value	
Site Improvements	7,192
Total Value	234,122 152.62 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.73	Total Misc Impr	+	4,602
Roofing Adj	+ 4.95	Garage Cost	+	14,049
Subfloor Adj	+ -2.31	Total RCN	=	219,789
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	70,332
Plumbing Adj	+ 10.11	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	149,457
Adj Base Cost	= 131.12	Lot Value	+	77,473
Total Area	x 1,534	Indicated Value	=	226,930
Adjusted Cost	= 201,138	Value Per SqFt		147.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43820	30x4		120	26.55		3,186
PATO	SLAB PORCH - OPEN	43821	126		126	11.24		1,416



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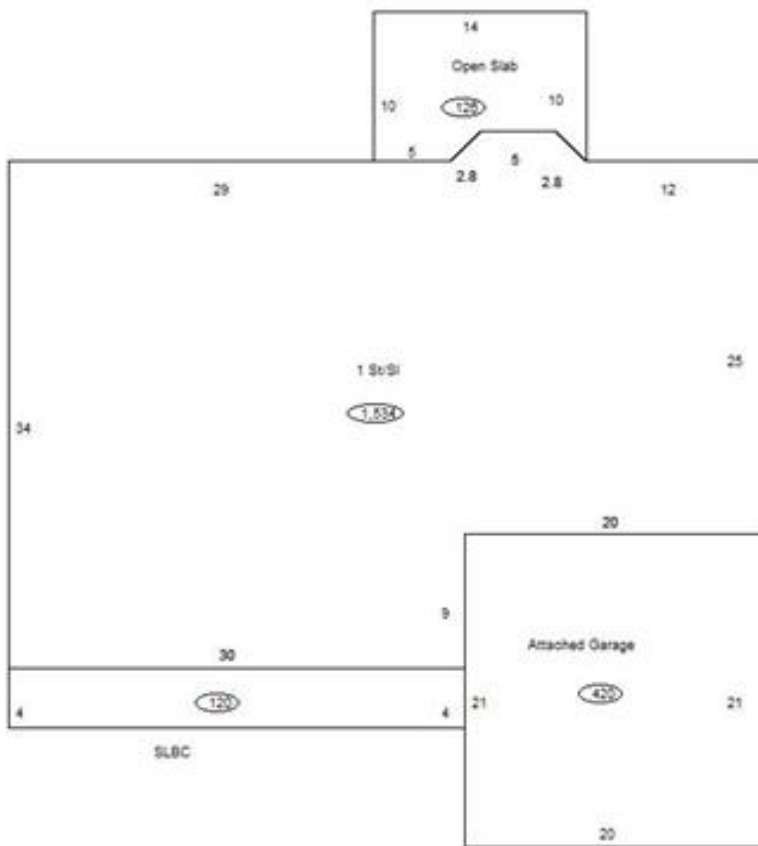
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Sketch Image

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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	1 St/SI	1,534	1.000	1,534
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PATO		10	Open Slab	126	1.000	126
Total Building Area						1,534		1,534



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	16x20x0			320	
	Qual 2	Cond 3	Year	Eff Age	1520		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (29.97 x 320)	9,590		9,590	2,398	7,192