



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:13:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018217 Parcel ID 000000-00-0-10200-005-0002 Cadastral ID 20-21-16-02200 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 312985 WHEELER, JUDY KAY 2405 SW QUAIL RUN CT CLAREMORE OK 74019-0000 Parcel Location Situs 02405 S QUAIL RUN CT Subdivision HUNTERS TRAIL Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (283)\IMG_0033.JPG 10/12/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.28272784 -95.63253511																																																																																																																									
LOT 2 BLOCK 5 HUNTERS TRAIL					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.168 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,320.00 x 5.93 = 43,440 Factor Value Adjustments 1.0000 Lot Value 43,440		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,387 / 1,387
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,387
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 167,346 120.65 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 162,080 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.12	Total Misc Impr	+ 8,583
Roofing Adj	+ 4.61	Garage Cost	+ 12,100
Subfloor Adj	+ -1.21	Total RCN	= 199,800
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 57,942
Plumbing Adj	+ 10.15	Lump Sums	+ 4,507
Basement Adj	+ 0.00	RCNLD	= 146,365
Adj Base Cost	= 129.14	Lot Value	+ 43,440
Total Area	x 1,387	Indicated Value	= 189,805
Adjusted Cost	= 179,117	Value Per SqFt	136.85

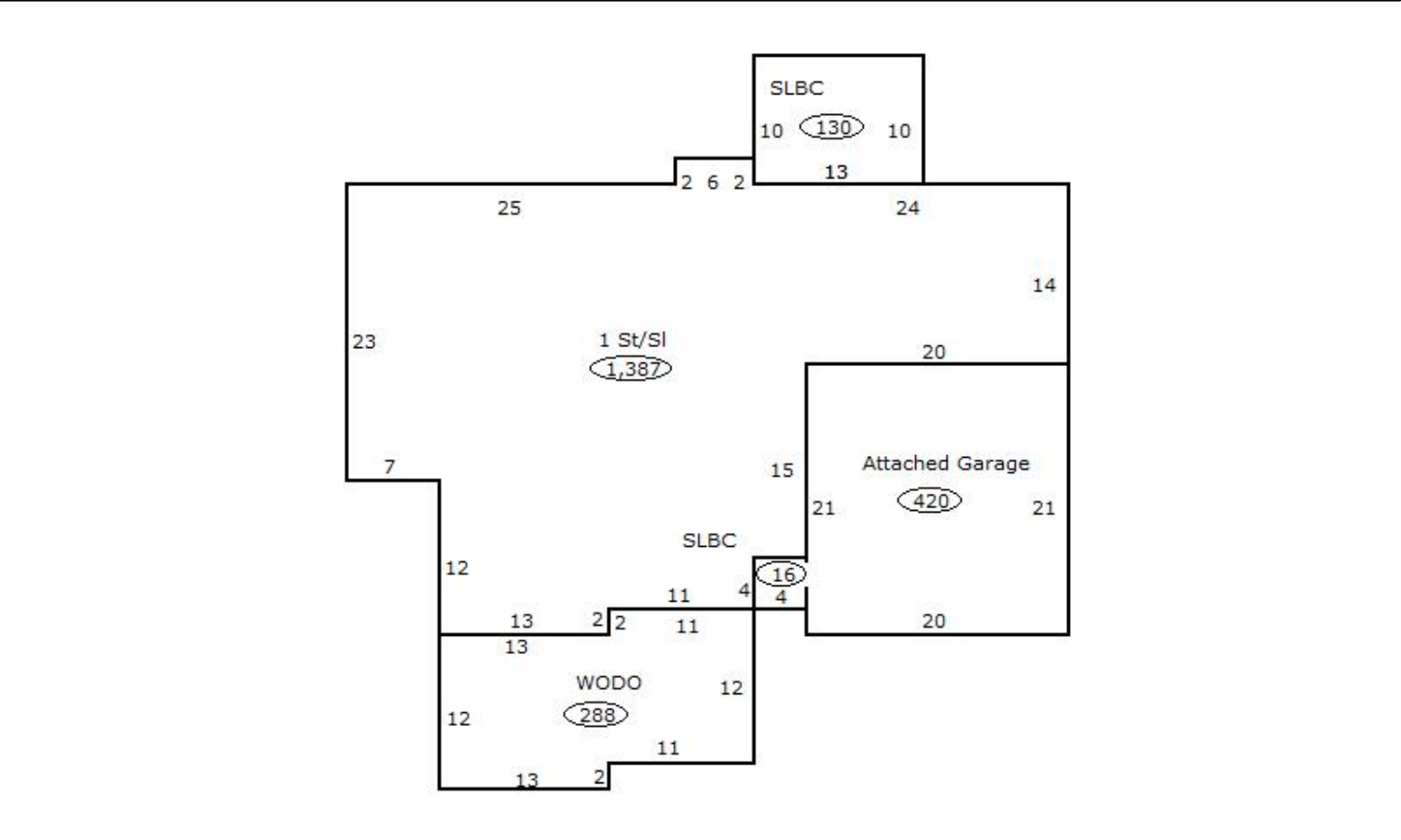
Value Reconciliation
Selected Approach Cost Approach Improvements 146,365 Lot Value 43,440 Indicated Value 189,805 136.85 Per SqFt Agland Value Site Improvements Total Value 189,805 136.85 Total Value Per SqFt

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	43933		4x4	16	24.22		388
PRCH	SLAB PORCH - COVERED	43934		13x10	130	23.84		3,099
WODO	WOOD DECK - OPEN	43935		288	288	16.65	6%	4,507



Sketch Image

660018217



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,387	1.000	1,387
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	130	1.000	130
5	M	WODO		13	WODO	288	1.000	288
Total Building Area						1,387		1,387



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				