



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:16:02  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029628 <b>Parcel ID</b> 000000-00-0-00633-001-0003 <b>Cadastral ID</b> 34-22-16-04030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 9 - SEQUOYAH/ NO FIRE <b>Name ID</b> 327080 RICHARDS, RICKY D & KAREN J REVOCABLE TRUST 18067 QUAIL MEADOW DR CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 18067 QUAIL MEADOW DR <b>Subdivision</b> QUAIL MEADOW <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 22 / 16 / 5 <b>Neighborhood</b> 1029 - R-V01-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.34945541 -95.58170393					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0592	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,138.00 x 1.45 = 66,758	
Factor Value		
Adjustments	1.0000	
Lot Value	66,758	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,968 / 1,968
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,968
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18



\\tsclient\T\TOMMY DUNLAP\VI Pictures\111422(3)\IMG\_0005.JPG 11/14/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	227,052	115.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	256,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.66	Total Misc Impr	+	9,241			
Roofing Adj	+ 4.18	Garage Cost	+	14,784			
Subfloor Adj	+ -1.21	Total RCN	=	258,729			
Heat/Cool Adj	+ 11.47	Depreciation ( 22%)	-	56,920			
Plumbing Adj	+ 7.16	Lump Sums	+	7,763			
Basement Adj	+ 0.00	RCNLD	=	209,572			
Adj Base Cost	= 119.26	Lot Value	+	66,758			
Total Area	x 1,968	Indicated Value	=	276,330			
Adjusted Cost	= 234,704	Value Per SqFt		140.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,572		
Lot Value	66,758		
Indicated Value	276,330	140.41	Per SqFt
Agland Value			
Site Improvements	6,185		
Total Value	282,515	143.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2013	1	0.00	
WODO	WOOD DECK - OPEN	71134	484			484	16.04	7,763
PRCH	SLAB PORCH - COVERED	71135	25x8			200	23.56	4,712
PRCH	SLAB PORCH - COVERED	71136	16x12			192	23.59	4,529

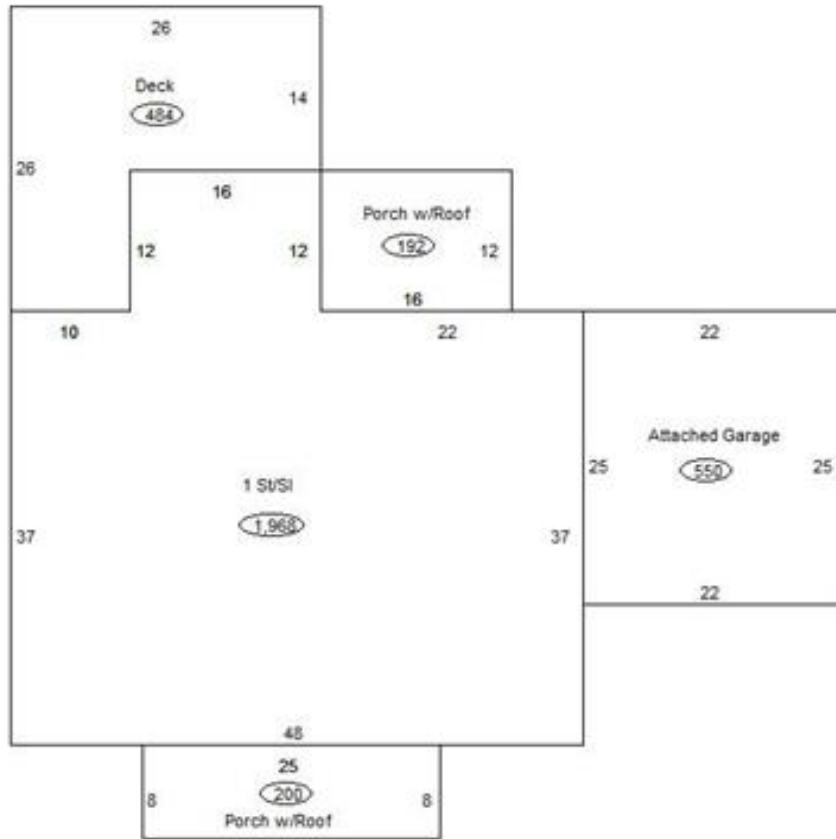


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,968	1.000	1,968
2	G	1		13	Attached Garage	550	1.000	550
3	M	WODO		13	WODO	484	1.000	484
4	M	PRCH		13	SLBC	200	1.000	200
5	M	PRCH		13	SLBC	192	1.000	192
<b>Total Building Area</b>						1,968		1,968



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	Barn	20x30x0			600
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (11.51 x 600)		6,906		6,906	1,036
	LT	LEAN-TO	9x12x0			108
	Qual	3	Cond 3	Year 2021	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 108)		315		315	
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x )					
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x )					