



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 660029634 Parcel ID 000000-00-0-00633-002-0001 Cadastral ID 34-22-16-04090 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 305357 LETOURNEAU, THOMAS W & LINDA F PO BOX 2056 CLAREMORE OK 74018-0000																																																																																																																									
Parcel Location Situs 18004 QUAIL MEADOW DR Subdivision QUAIL MEADOW Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35056544 -95.58293739					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																																																																																																											
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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.9981 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,476.00 x 1.50 = 65,214 Factor Value Adjustments 1.0000 Lot Value 65,214		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,648 / 2,158
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,648
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	574 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adjusted R 0.8445 Indicated Value 263,665 122.18 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 271,410 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.48	Total Misc Impr	+ 18,402	Roofing Adj	+ 3.73	Garage Cost	+ 17,731
Subfloor Adj	+ -1.76	Total RCN	= 270,578	Heat/Cool Adj	+ 6.14	Depreciation (20%)	- 54,116
Plumbing Adj	+ 9.05	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 216,462
Adj Base Cost	= 108.64	Lot Value	+ 65,214	Total Area	x 2,158	Indicated Value	= 281,676
		Value Per SqFt	130.53	Adjusted Cost	= 234,445		

Value Reconciliation
Selected Approach Cost Approach Improvements 216,462 Lot Value 65,214 Indicated Value 281,676 130.53 Per SqFt Agland Value Site Improvements 2,520 Total Value 284,196 131.69 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	71163	216		216	26.25		5,670
PRCH	SLAB PORCH - COVERED	71164	273		273	26.07		7,117
SHLT	STORM SHELTER			1	1	0.00		



Rogers

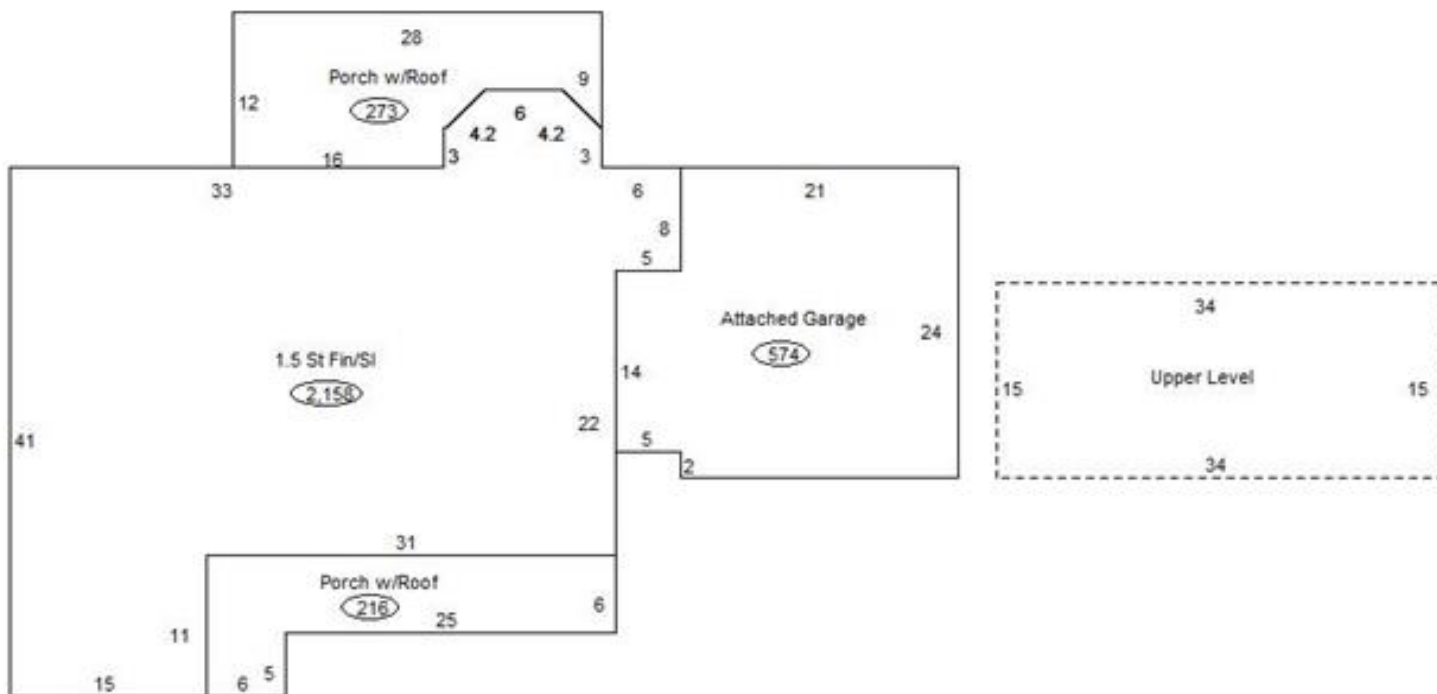
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Sketch Image

660029634



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,648	1.309	2,158
2	G	1	Slab	13	Attached Garage	574	1.000	574
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PRCH		13	SLBC	273	1.000	273
5	U	^UL	Overhang	13	Upper Level	510	1.000	510
Total Building Area						1,648		2,158



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	24x30x0			720
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 720)	2,520		2,520	2,520
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				