



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:09:27
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Assessment Data					Primary Image																																																																																																																				
Account 660029645 Parcel ID 000000-00-0-00633-002-0012 Cadastral ID 34-22-16-04200 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 347593 JOHNSON, JO & DAVA BALDRIDGE 18035 QUAIL CREEK RD CLAREMORE OK 74017-0000 Parcel Location Situs 18035 QUAIL CREEK RD Subdivision QUAIL MEADOW Lot/Block 0012 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1029 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.0266							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	44,718.00 x 1.48 = 65,977			\\tsclient\T\TOMMY DUNLAP\New folder (110)\IMG_0001.JPG 11/16/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	65,977			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	2.5 - Fair			Adusted R 0.8445				
Architecture				Indicated Value 247,227 111.61 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	1,591 / 2,215			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 4				
HVAC	100% Warmed & Cooled Air			Indicated Value 313,730 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,591			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 197,497				
Bed/F/H Bath	3 / 2.0 /			Lot Value 65,977				
Basement Area				Indicated Value 263,474 118.95 Per SqFt				
Garage Type	529 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 15,660				
Year/Eff Age	2000 / 20			Total Value 279,134 126.02 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	88.53	Total Misc Impr	+ 8,169					
Roofing Adj	+ 3.20	Garage Cost	+ 14,346					
Subfloor Adj	+ -0.83	Total RCN	= 263,330					
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 65,833					
Plumbing Adj	+ 6.35	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 197,497					
Adj Base Cost	= 108.72	Lot Value	+ 65,977					
Total Area	x 2,215	Indicated Value	= 263,474					
Adjusted Cost	= 240,815	Value Per SqFt	118.95					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71213	32		32	24.17		773
PRCH	SLAB PORCH - COVERED	71214	18x10		180	23.64		4,255
PATO	SLAB PORCH - OPEN	143712	384		384	8.18		3,141



Rogers

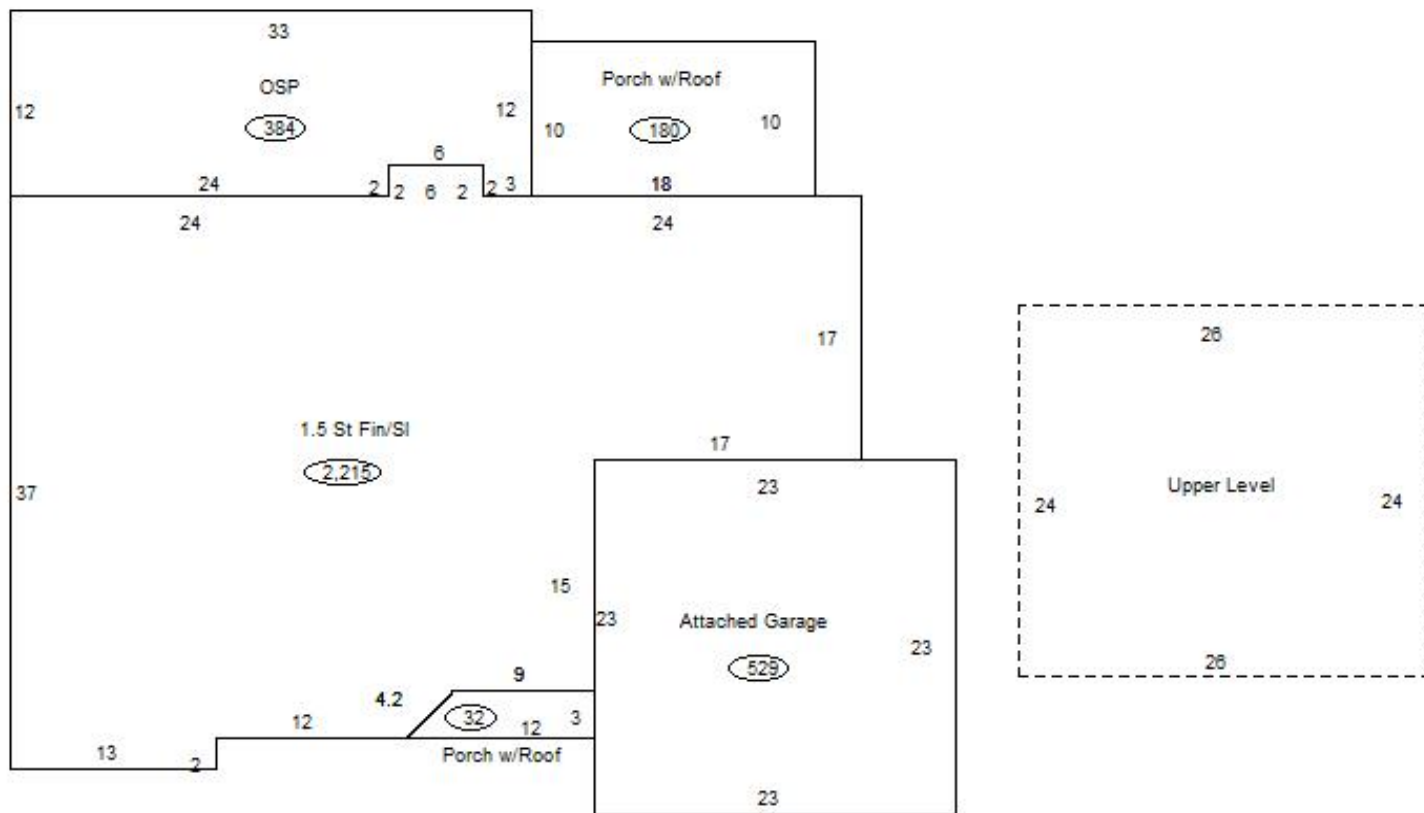
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,591	1.392	2,215
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL	Overhang	13	Upper Level	624	1.000	624
6	M	PATO		13	Open Slab	384	1.000	384
Total Building Area						1,591		2,215



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			900
	Qual 2	Cond 3	Year 2011	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 900)	14,400		14,400		14,400
	CP	Carport Dirt	12x40x0			480
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 480)	1,680		1,680	420	1,260
	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)					