



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 660032011 Parcel ID 22N16E-36-1-00000-000-0000 Cadastral ID 36-22-16-02800 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 258083 MERRELL, LINDA KAY REVOC TRUST PO BOX 1832 CLAREMORE OK 74018-1832 Parcel Location Situs 18085 S 4185 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 36 / 22 / 16 / 1 Neighborhood 2216 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TRANDY\11-04-2022\101_1104\IMG_0001.JPG 11/4/2022</p>				
Legal Description Lat/Long: 36.34815456 -95.54987392									
S2 NW NE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R7	R7 CHANGED TO AG CHECK WF&ATR	12/2005	01/2007	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	946/695	RICE, SUSAN G TRUSTEE	02/02/1994	287,500	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax
Remove Cap	0	Land Value	4,480	4,480	11%	493	Assessed	43,583	3,849.25
Year Frozen	0	Improvements	465,308	391,729		43,090	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	469,788	396,209		43,583	Total Taxable	42,583	3,761.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660032011	MERRELL, LINDA KAY REVOC TRUST			9	404,087	1000	41,314	3,649.00
2024	2024-660032011	MERRELL, LINDA KAY REVOC TRUST			9	387,427	1000	40,082	3,555.00
2023	2023-660032011	MERRELL, LINDA KAY REVOC TRUST			9	362,589	1000	38,885	3,530.00
2022	2022-660032011	MERRELL, LINDA KAY REVOC TRUST			9	354,777	1000	38,026	3,490.00
2021	2021-660032011	MERRELL, LINDA KAY REVOC TRUST			9	382,518	1000	38,209	3,370.00
2020	2020-660032011	MERRELL, LINDA KAY REVOC TRUST			9	379,645	1000	37,067	3,375.00
2019	2019-660032011	MERRELL, LINDA KAY REVOC TRUST			9	358,007	1000	35,959	3,220.00
2018	2018-660032011	MERRELL, LINDA KAY REVOC TRUST			9	370,582	1000	34,882	3,161.00
2017	2017-660032011	MERRELL, LINDA KAY REVOC TRUST			9	366,110	1000	33,837	3,021.00
2016	2016-660032011	MERRELL, LINDA KAY REVOC TRUST			9	355,924	1000	32,823	2,917.00
2015	2015-660032011	MERRELL, LINDA KAY REVOC TRUST			9	344,010	1000	31,838	2,898.00
2014	2014-660032011	MERRELL, LINDA KAY REVOC TRUST			9	355,355	1000	30,881	2,848.00
2013	2013-660032011	MERRELL, LINDA KAY REVOC TRUST			9	334,491	1000	29,953	2,718.00



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,836 / 4,836
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,836
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	960 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	407,016
Lot Value	
Indicated Value	407,016 84.16 Per SqFt
Agland Value	4,480
Site Improvements	58,292
Total Value	469,788 97.14 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.22	Total Misc Impr	+ 35,911
Roofing Adj	+ 5.65	Garage Cost	+ 46,474
Subfloor Adj	+ -4.03	Total RCN	= 714,063
Heat/Cool Adj	+ 17.38	Depreciation (43%)	- 307,047
Plumbing Adj	+ 4.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 407,016
Adj Base Cost	= 130.62	Lot Value	+ 407,016
Total Area	x 4,836	Indicated Value	= 407,016
Adjusted Cost	= 631,678	Value Per SqFt	84.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	76582	15x6		90	36.34		3,271
PRCH	SLAB PORCH - COVERED	76583	194		194	35.71		6,928
PRCH	SLAB PORCH - COVERED	76584	10x7		70	36.42		2,549



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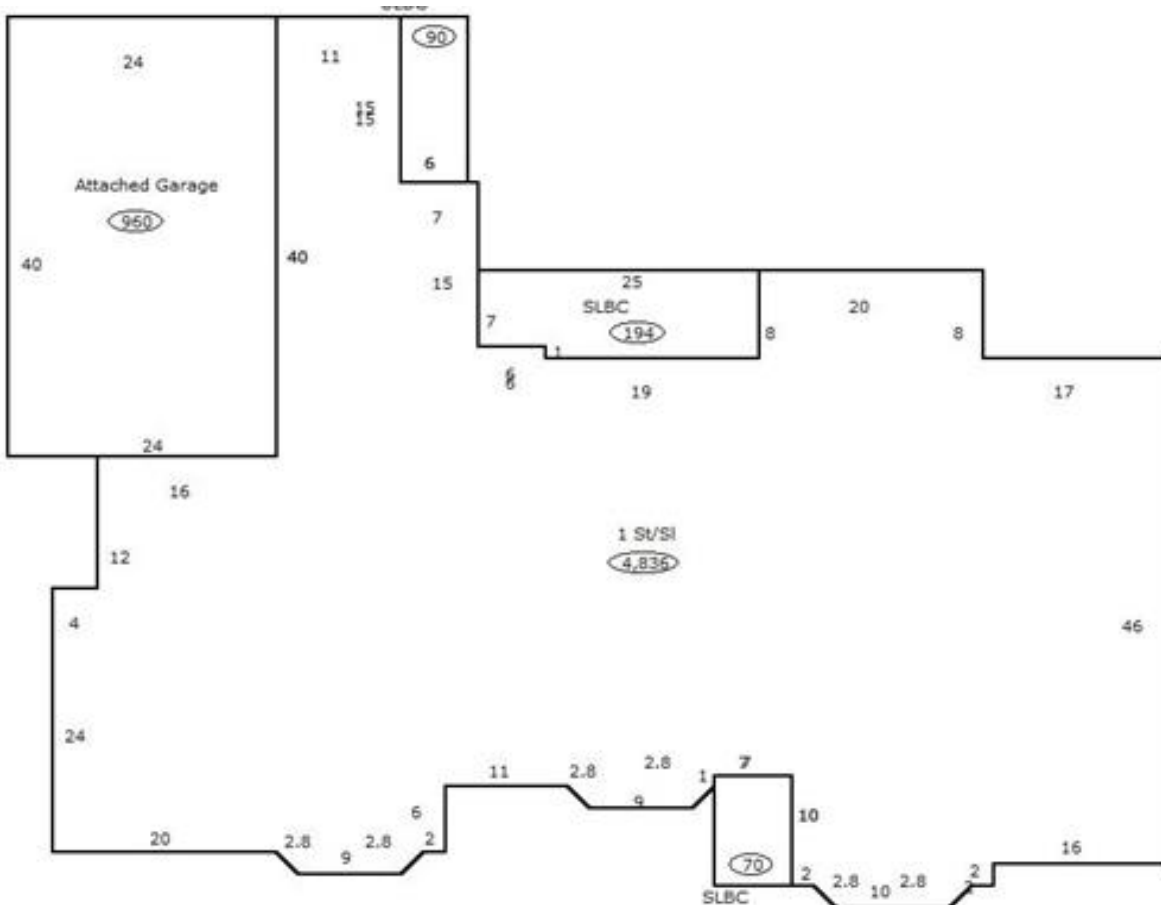
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	4,836	1.000	4,836
2	G	1		13	Attached Garage	960	1.000	960
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	194	1.000	194
5	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						4,836		4,836



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (26.95 x 2,400) 64,680		Modifier Total	RCN 64,680	Depr (35% Phys/ % Func) 22,638	RCNLD 42,042
	STF	STG FAIR	0x0x0			144
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 144) 674		Modifier Total	RCN 674	Depr (100% Phys/ % Func) 674	RCNLD
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (35% Phys/ % Func) 8,750	RCNLD 16,250



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			20.000	224	224	4,480	4,480
IMP PST Totals						20.000			4,480	4,480
Total Agland						20.000			4,480	4,480