



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	660061779																		
Parcel ID	22N16E-23-3-00000-000-0000																		
Cadastral ID	23-22-16-00720																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area 1																	
Tax Area	11 - SEQUOYAH/NW FIRE																		
Name ID	65944																		
RICHARDSON, RANDALL L &																			
MARY K																			
PO BOX 1548																			
CLAREMORE OK 74018-1548																			
Parcel Location																			
Situs	16611 S 4170 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	35 - Acres																
Sec/Twn/Rng	23 / 22 / 16 / 3																		
Neighborhood	6050 - UNPLATTED																		
School District	S006 - SEQUOYAH SCHOOLS																		
Legal Description																			
S2 NW SW & NE SW SW & N2 NW SW SW Lat/Long: 36.36916941 -95.57655310																			
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>R22</td> <td>R23 POTENTIAL NEW SHOP</td> <td>12/2022</td> <td>04/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23 POTENTIAL NEW SHOP	12/2022	04/2023						
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R22	R23 POTENTIAL NEW SHOP	12/2022	04/2023																
Exemptions																			
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Code	Type	Active	Maximum	Exemption															
H	Homestead	Yes	1,000	1,000															
H	Homestead	No	1,000																
Sale History																			
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>997/808</td> <td>FRANCIS, WENDELL</td> <td>08/03/1995</td> <td>66,500</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	997/808	FRANCIS, WENDELL	08/03/1995	66,500	Yes					
Bk/Pg	Grantor	Date	Price	Code															
997/808	FRANCIS, WENDELL	08/03/1995	66,500	Yes															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax											
Remove Cap	0	Land Value	5,880	5,880	11%	647	Assessed	19,966	2,043.15										
Year Frozen	0	Improvements	246,916	175,627		19,319	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0	Total Value	252,796	181,507		19,966	Total Taxable	18,966	1,955.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660061779	RICHARDSON, RANDALL L &			11	209,650	1000	18,384	1,896.00										
2024	2024-660061779	RICHARDSON, RANDALL L &			11	215,080	1000	17,820	1,844.00										
2023	2023-660061779	RICHARDSON, RANDALL L &			11	156,389	1000	13,900	1,471.00										
2022	2022-660061779	RICHARDSON, RANDALL L &			11	157,803	1000	13,466	1,434.00										
2021	2021-660061779	RICHARDSON, RANDALL L &			11	144,167	1000	13,044	1,341.00										
2020	2020-660061779	RICHARDSON, RANDALL L &			11	142,739	1000	12,635	1,342.00										
2019	2019-660061779	RICHARDSON, RANDALL L &			11	132,055	1000	12,238	1,283.00										
2018	2018-660061779	RICHARDSON, RANDALL L &			11	137,982	1000	11,853	1,256.00										
2017	2017-660061779	RICHARDSON, RANDALL L &			11	135,850	1000	11,478	1,188.00										
2016	2016-660061779	RICHARDSON, RANDALL L &			11	132,879	1000	11,115	1,159.00										
2015	2015-660061779	RICHARDSON, RANDALL L &			11	144,310	1000	10,762	1,131.00										
2014	2014-660061779	RICHARDSON, RANDALL L &			11	149,992	1000	10,420	1,095.00										
2013	2013-660061779	RICHARDSON, RANDALL L &			11	142,590	1000	10,087	1,042.00										



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,500 / 2,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,500
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-19\IMG_00: 12/20/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	54.29	Total Misc Impr	+ 19,536				
Roofing Adj	+ 4.12	Garage Cost	+ 196,311				
Subfloor Adj	+ 0.00	Total RCN	= 53,004				
Heat/Cool Adj	+ 10.30	Depreciation (27%)	+ 6,610				
Plumbing Adj	+ 2.00	Lump Sums	= 149,917				
Basement Adj	+ 0.00	RCNLD	+ 149,917				
Adj Base Cost	= 70.71	Lot Value	+ 149,917				
Total Area	x 2,500	Indicated Value	= 176,775				
Adjusted Cost	= 176,775	Value Per SqFt	59.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,917		
Lot Value			
Indicated Value	149,917	59.97	Per SqFt
Agland Value	5,880		
Site Improvements	96,999		
Total Value	252,796	101.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80432	60x10		600	19.73		11,838
WODO	WOOD DECK - OPEN	80433	25x12		300	15.15	6%	4,272
PATO	SLAB PORCH - OPEN	125025	28x26		728	7.67		5,584
PATO	SLAB PORCH - OPEN	141813	24x10		240	8.81		2,114
WODO	WOOD DECK - OPEN	141814	12x8		96	24.35		2,338



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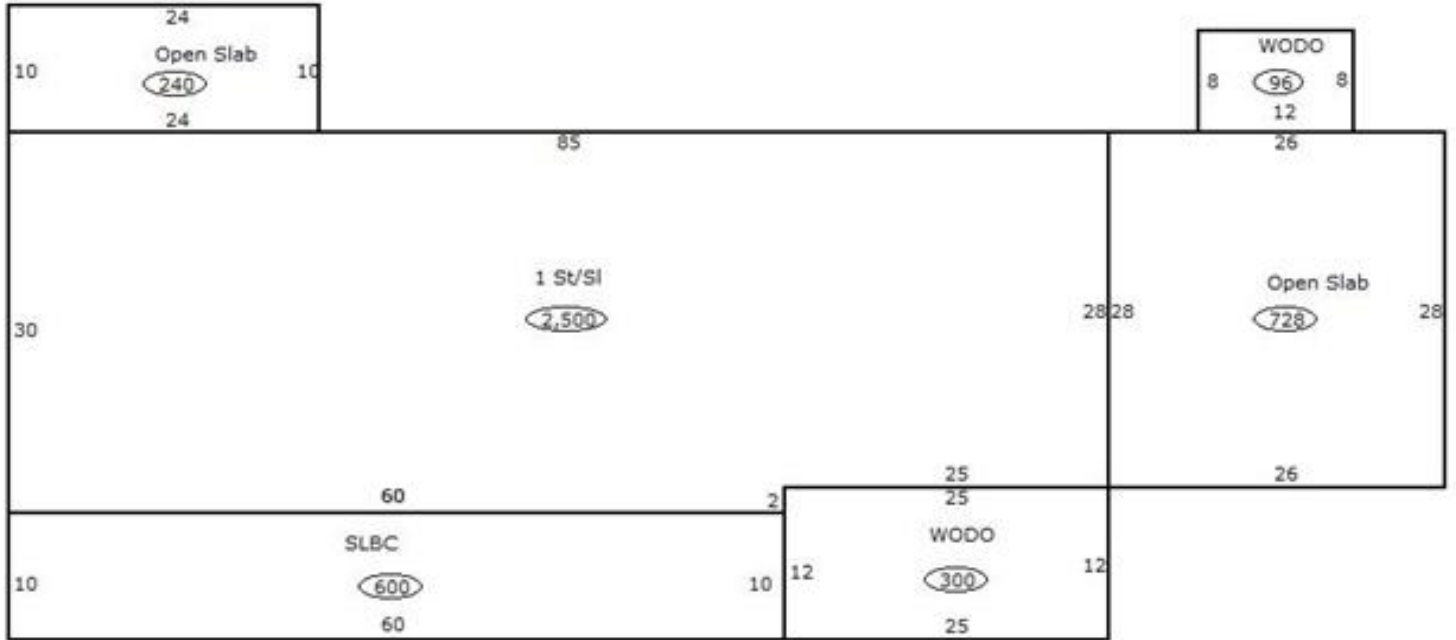
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Sketch Image

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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	2,500	1.000	2,500
2	M	PRCH		13	SLBC	600	1.000	600
3	M	WODO		13	WODO	300	1.000	300
4	M	PATO		13	Open Slab	728	1.000	728
5	M	PATO		13	Open Slab	240	1.000	240
6	M	WODO		13	WODO	96	1.000	96
Total Building Area						2,500		2,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	30x40x0		Formed Metal	1,200	
	Qual	4	Cond 4	Year	2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
		Base Cost (36.85 x 1,200)	44,220		44,220	1,327	42,893
	BARN	BARN	0x0x0			1,200	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
		Base Cost (10.21 x 1,200)	12,252		12,252	1,838	10,414
	LT	LEAN-TO	0x0x0			560	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
		Base Cost (2.92 x 560)	1,635		1,635	245	1,390
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
		Base Cost (29.91 x 1,500)	44,865		44,865	6,730	38,135
	LF	LOAFING SHED	0x0x0			952	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
		Base Cost (4.26 x 952)	4,056		4,056	608	3,448
	STF	STG FAIR	16x16x0			256	
	Qual	2	Cond 3	Year		Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
		Base Cost (4.68 x 256)	1,198		1,198	479	719



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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
SUC2	SUMMIT SILTY CLAY LOAM 1-	IMP PST	60		0	35.000	168	168	5,880	5,880
IMP PST Totals						35.000			5,880	5,880
Total Agland						35.000			5,880	5,880