



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	660063590								
Parcel ID	22N17E-05-3-00000-000-0000								
Cadastral ID	05-22-17-01010								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	299438								
PRIDEAUX, RANDALL S &									
MOLLY M									
13641 S 4200 RD									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	13641 S 4200 RD								
Subdivision									
Lot/Block	0000 / 0000	Parcel Size	3.5 - Acres						
Sec/Twn/Rng	5 / 22 / 17 / 3								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S007 - FOYIL SCHOOLS								
Legal Description									
Lat/Long: 36.41390718 -95.52230692									
TR OF LAND STARTING AT SW/C N2 S2 NW SW; TH E 628' TO POB TH CONT E 382'; N 400'; W 382'; S 400' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R21 POSS MED MARI GROWER	10/2020	11/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1991/902	PRIDEAUX, RANDALL S	11/25/2008	0	4					
1011/695	COLLINS, DONALD R	01/02/1996	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	0	Land Value	224	224	11%	25	Assessed	20,890	
Year Frozen	0	Improvements	242,786	189,677		20,865	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	243,010	189,901		20,890	Total Taxable	19,890	
								2,035.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660063590	PRIDEAUX, RANDALL S &	70	268,094	1000	19,281	1,973.00		
2024	2024-660063590	PRIDEAUX, RANDALL S &	70	198,276	1000	18,690	1,962.00		
2023	2023-660063590	PRIDEAUX, RANDALL S &	70	190,912	1000	18,117	1,903.00		
2022	2022-660063590	PRIDEAUX, RANDALL S &	70	189,342	1000	17,560	1,852.00		
2021	2021-660063590	PRIDEAUX, RANDALL S &	70	163,812	1000	17,020	1,749.00		
2020	2020-660063590	PRIDEAUX, RANDALL S &	70	161,414	1000	16,729	1,788.00		
2019	2019-660063590	PRIDEAUX, RANDALL S &	70	156,474	1000	16,213	1,738.00		
2018	2018-660063590	PRIDEAUX, RANDALL S &	70	161,464	1000	16,761	1,764.00		
2017	2017-660063590	PRIDEAUX, RANDALL S &	70	159,529	1000	16,549	1,747.00		
2016	2016-660063590	PRIDEAUX, RANDALL S &	70	155,710	1000	16,128	1,762.00		
2015	2015-660063590	PRIDEAUX, RANDALL S &	70	151,971	1000	15,717	1,702.00		
2014	2014-660063590	PRIDEAUX, RANDALL S &	70	153,524	1000	15,888	1,695.00		
2013	2013-660063590	PRIDEAUX, RANDALL S &	70	167,078	1000	17,206	1,794.00		



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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/29/2020

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,650 / 1,650
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,650
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 12

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	96.37	Total Misc Impr	+ 32,874
Roofing Adj	+ 4.56	Garage Cost	+
Subfloor Adj	+ -2.19	Total RCN	= 232,161
Heat/Cool Adj	+ 12.64	Depreciation (12%)	- 27,859
Plumbing Adj	+ 9.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 204,302
Adj Base Cost	= 120.78	Lot Value	+
Total Area	x 1,650	Indicated Value	= 204,302
Adjusted Cost	= 199,287	Value Per SqFt	123.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	204,302		
Lot Value			
Indicated Value	204,302	123.82	Per SqFt
Agland Value	224		
Site Improvements	38,484		
Total Value	243,010	147.28	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	81154	1010		1,010	24.25		24,493
PRCH	SLAB PORCH - COVERED	81155	13x8		104	26.60		2,766



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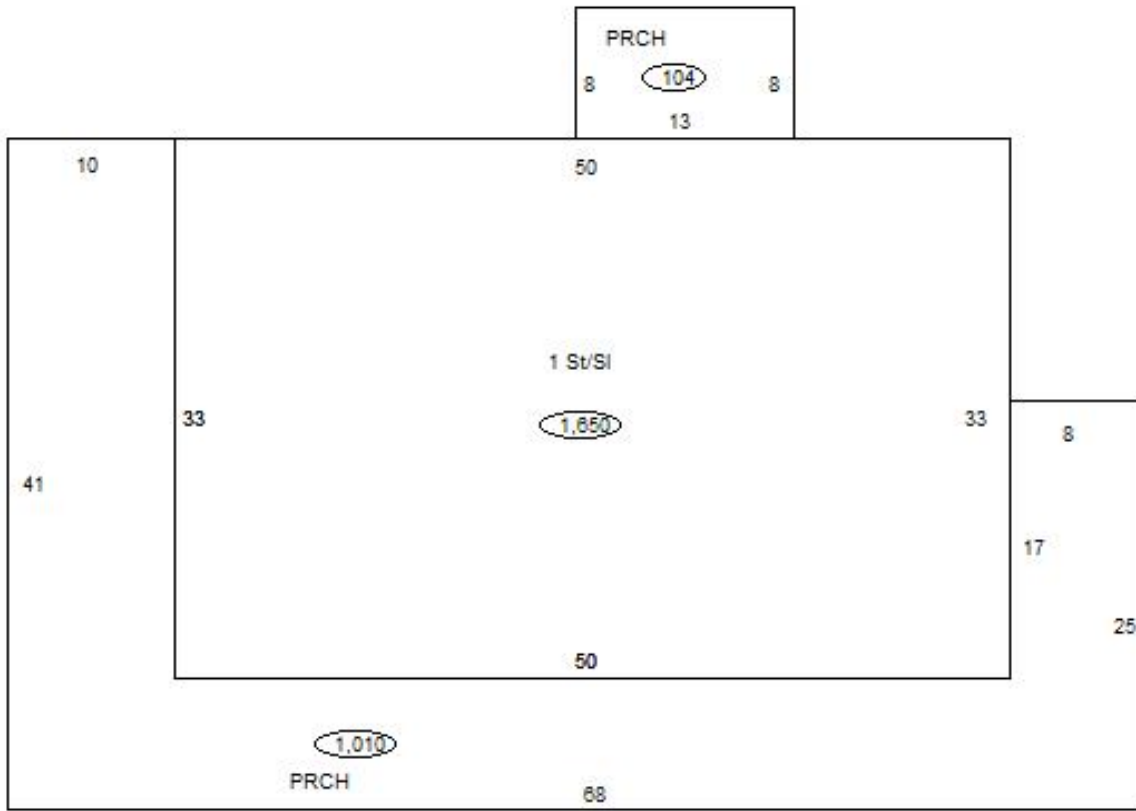
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Sketch Image

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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/Sl	1,650	1.000	1,650
2	M	PRCH		13	PRCH	1,010	1.000	1,010
3	M	PRCH		13	PRCH	104	1.000	104
Total Building Area						1,650		1,650



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		50x60x8	Concrete	Formed Metal	3,000
	Qual 3	Cond 3	Year 2004	Eff Age 17		
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (21.38 x 3,000)		64,140		64,140	25,656	38,484



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			1.750	92	92	161	161
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.750	36	36	63	63
TMBR Totals						3.500			224	224
Total Agland						3.500			224	224