



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:03:17  
Page 1

Assessment Data					Primary Image				
Account	660082972								
Parcel ID	22N16E-34-1-00000-000-0000								
Cadastral ID	34-22-16-03722								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	9 - SEQUOYAH/ NO FIRE								
Name ID	315568								
CORTESE, MATTHEW & KATRINA									
18474 QUAIL CREEK RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	18474 QUAIL CREEK RD								
Subdivision									
Lot/Block	/	Parcel Size	20.96 - Acres						
Sec/Twn/Rng	34 / 22 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.34342950 -95.58492897									
NE/4 NW/4 SE/4 & NE NW SE & SW NE LESS A TR BEG NW/C SW LNE S 399.81' E 660' N 399.34' TO N/L SW NE W 659.99' TO POB & LESS N 428.45' E 305' SW NE LESS NE/4 NW/4 SE/4 LESS S 428.45' OF N 856 90' OF W 305' OF E 660' OF SW/4 NE/4 LESS W 305' OF E 660' OF N 428.45' OF SW/4 NE/4;									
Building Permits									
Number	Description	Opened	Closed	Amount					
21	SPLIT	08/2003	02/2004						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2483/2	COWAN, TERRY L	07/01/2015	0	4					
2002/54	POULOS, DARA R	11/07/2007	0	9					
1508/503	HALL, CHANCE D &	08/04/2003	160,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax	
Remove Cap	2009	Land Value	2,607	2,607	11%	287	Assessed	27,536 2,431.98	
Year Frozen	0	Improvements	298,344	247,712		27,249	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	300,951	250,319		27,536	Total Taxable	26,536 2,344.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660082972	CORTESE, MATTHEW & KATRINA	9	277,506	1000	25,733	2,273.00		
2024	2024-660082972	CORTESE, MATTHEW & KATRINA	9	261,608	1000	24,955	2,213.00		
2023	2023-660082972	CORTESE, MATTHEW & KATRINA	9	265,171	1000	24,199	2,197.00		
2022	2022-660082972	CORTESE, MATTHEW & KATRINA	9	249,830	1000	23,465	2,154.00		
2021	2021-660082972	CORTESE, MATTHEW & KATRINA	9	219,326	1000	22,753	2,007.00		
2020	2020-660082972	CORTESE, MATTHEW & KATRINA	9	217,441	1000	22,061	2,008.00		
2019	2019-660082972	CORTESE, MATTHEW & KATRINA	9	205,321	1000	21,389	1,916.00		
2018	2018-660082972	CORTESE, MATTHEW & KATRINA	9	213,934	1000	20,737	1,879.00		
2017	2017-660082972	CORTESE, MATTHEW & KATRINA	9	209,785	0	20,930	1,868.00		
2016	2016-660082972	CORTESE, MATTHEW & KATRINA	9	204,666	0	20,320	1,806.00		
2015	2015-660082972	CORTESE, MATTHEW & KATRINA	9	167,317	0	17,764	1,617.00		
2014	2014-660082972	COWAN, TERRY L	9	170,689	0	17,246	1,591.00		
2013	2013-660082972	COWAN, TERRY L	9	159,577	0	16,744	1,519.00		



# Rogers

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Date 04/18/2026  
Time 07:03:17  
Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count	0							
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>				<p>\\tsclient\TRANDY\11-15-2022\101_1115\IMG_0087.JPG 11/16/2022</p>				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3.5 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Vinyl			MRA Code				
Base/Total Area	2,316 / 2,316			Adusted R				
Style	100% One Story			Indicated Value				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	2,316			Adjustment Model NewTest				
Fixture/RghIn	11 /			Comparables				
Bed/F/H Bath	3 / 2.0 /			Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel	RMA -			Improvements 218,236				
Year/Eff Age	1992 / 21			Lot Value				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	97.30	Total Misc Impr	+	15,887				
Roofing Adj	+ 4.44	Garage Cost	+					
Subfloor Adj	+ -2.29	Total RCN	=	290,981				
Heat/Cool Adj	+ 12.64	Depreciation ( 25%)	-	72,745				
Plumbing Adj	+ 6.69	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	218,236				
Adj Base Cost	= 118.78	Lot Value	+					
Total Area	x 2,316	Indicated Value	=	218,236				
Adjusted Cost	= 275,094	Value Per SqFt		94.23				
<b>Miscellaneous Improvements</b>								
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	100453	50x8		400	25.68		10,272



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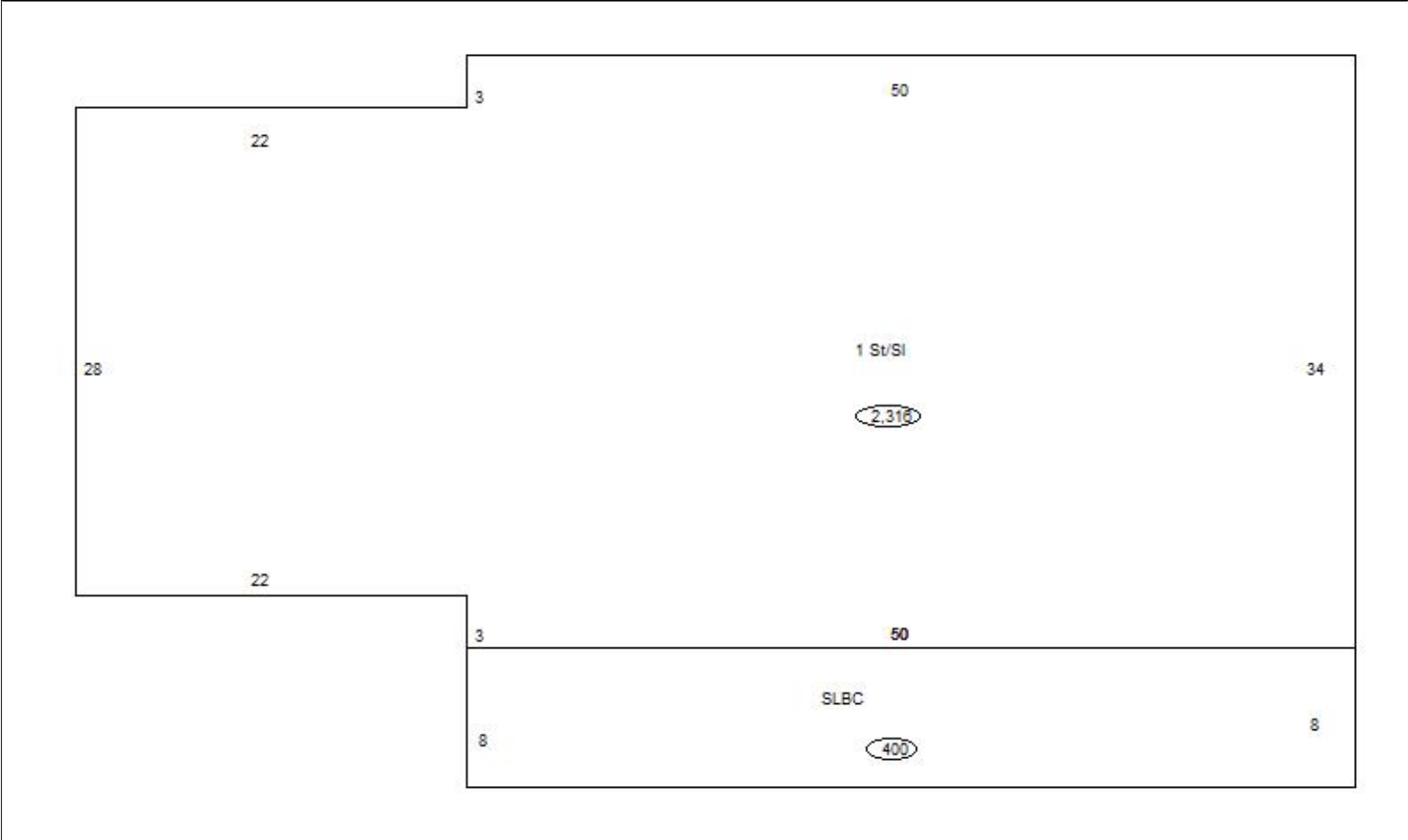
Date 04/18/2026

Time 07:03:17

Page 3

### Sketch Image

660082972



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,316	1.000	2,316
2	M	PRCH		10	SLBC	400	1.000	400
<b>Total Building Area</b>						2,316		2,316



# Rogers

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Date 04/18/2026  
Time 07:03:17  
Page 4

660082972

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	38x56x0			2,128
	Qual 2	Cond 3	Year 2015	Eff Age	8	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.43 x 2,128)		54,115		54,115	8,117	45,998
	LT	LEAN-TO	14x38x0			532
	Qual 3	Cond 3	Year 2015	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (2.92 x 532)		1,553		1,553	155	1,398
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2015	Eff Age	8	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25,000.00 x 1)		25,000		25,000	11,000	14,000
	BARN	BARN	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (10.48 x 720)		7,546		7,546	1,132	6,414
	BARN	BARN	0x0x0			1,248
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (10.14 x 1,248)		12,655		12,655	1,898	10,757
	LT	LEAN-TO	12x24x0			288
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (2.92 x 288)		841		841	84	757
	CP	Carport Dirt	16x20x0			320
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (3.50 x 320)		1,120		1,120	336	784



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Date 04/18/2026  
Time 07:03:17  
Page 5

### Agland Inventory

660082972

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			3.110	92	92	285	285
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			6.890	108	108	744	744
<b>TMBR Totals</b>						10.000			1,029	1,029
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			10.960	144	144	1,578	1,578
<b>NTV PST Totals</b>						10.960			1,578	1,578
<b>Total Agland</b>						20.960			2,607	2,607