



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660085040 <b>Parcel ID</b> 000000-00-0-00629-004-0002 <b>Cadastral ID</b> 34-22-16-06650 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 9 - SEQUOYAH/ NO FIRE <b>Name ID</b> 305157 MCGUIRE, MARLETA J TRUSTEE  1507 N CHOCTAW PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18973 S CANYON CREEK RD <b>Subdivision</b> PRAIRIE LAKE <b>Lot/Block</b> 0002 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 22 / 16 / 5 <b>Neighborhood</b> 1091 - R-V01-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TRANDY\11-15-2022\101_1115\IMG_0031.JPG 11/15/2022</p>														
<b>Legal Description</b> Lot/Long: 36.33684207 -95.59398450																			
LOT 2 BLOCK 4 PRAIRIE LAKE					<b>Building Permits</b> <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>9202</td> <td>R6 FOR NEW SFR</td> <td>03/2005</td> <td>10/2005</td> <td>65,200</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9202	R6 FOR NEW SFR	03/2005	10/2005	65,200
Number	Description	Opened	Closed	Amount															
9202	R6 FOR NEW SFR	03/2005	10/2005	65,200															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					2181/641	MCGUIRE, EDWARD &	07/11/2011	0	4										
					1986/191	HUBBLE, DAVID R &	10/16/2008	128,000	YES										
					1738/167	QUALITY HOME BUILDERS LLC	12/21/2005	133,000	YES										
					1667/411	KNAPP, BRETT D PROPERTIES-LLC	02/25/2005	18,000	5										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	88.320	<b>Current Tax</b>										
<b>Remove Cap</b>	2009	<b>Land Value</b>	34,020	34,020	11%	3,742	<b>Assessed</b>	20,496	1,810.21										
<b>Year Frozen</b>	0	<b>Improvements</b>	153,549	152,310		16,754	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	187,569	186,330		20,496	<b>Total Taxable</b>	20,496	1,810.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660085040	MCGUIRE, MARLETA J			9	185,447	0	19,520	1,724.00										
2024	2024-660085040	MCGUIRE, MARLETA J			9	194,904	0	18,590	1,649.00										
2023	2023-660085040	MCGUIRE, MARLETA J			9	178,941	0	17,706	1,607.00										
2022	2022-660085040	MCGUIRE, MARLETA J			9	162,733	0	16,863	1,548.00										
2021	2021-660085040	MCGUIRE, MARLETA J			9	146,235	0	16,060	1,416.00										
2020	2020-660085040	MCGUIRE, MARLETA J			9	139,045	0	15,295	1,392.00										
2019	2019-660085040	MCGUIRE, MARLETA J			9	133,862	0	14,725	1,319.00										
2018	2018-660085040	MCGUIRE, MARLETA J			9	137,298	0	15,103	1,369.00										
2017	2017-660085040	MCGUIRE, MARLETA J			9	136,200	0	14,982	1,337.00										
2016	2016-660085040	MCGUIRE, EDWARD R &			9	132,863	0	14,615	1,299.00										
2015	2015-660085040	MCGUIRE, EDWARD R &			9	130,026	0	14,303	1,302.00										
2014	2014-660085040	MCGUIRE, EDWARD R &			9	131,059	0	14,055	1,296.00										
2013	2013-660085040	MCGUIRE, EDWARD R &			9	123,586	0	13,386	1,215.00										



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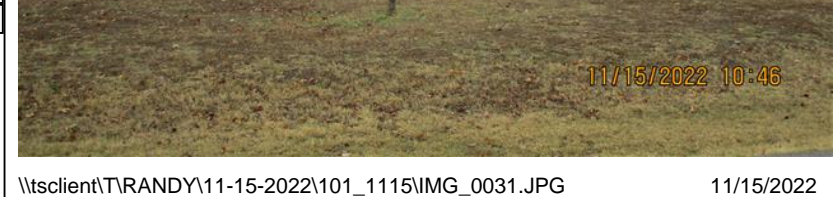
## Assessment Property Record Card for Tax Year 2026

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Lot Data	Square-Foot - NBHD 1091 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	5028	
Non-Ag Acres	0.5207	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	22,680.00 x 1.50 = 34,020	
Factor Value		
Adjustments	1.0000	
Lot Value	34,020	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,285 / 1,285
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,285
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,000	136.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	198,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.20	Total Misc Impr	+	10,810			
Roofing Adj	+ 4.67	Garage Cost	+	12,889			
Subfloor Adj	+ -1.21	Total RCN	=	189,567			
Heat/Cool Adj	+ 11.47	Depreciation ( 19%)	-	36,018			
Plumbing Adj	+ 10.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	153,549			
Adj Base Cost	= 129.08	Lot Value	+	34,020			
Total Area	x 1,285	Indicated Value	=	187,569			
Adjusted Cost	= 165,868	Value Per SqFt		145.97			

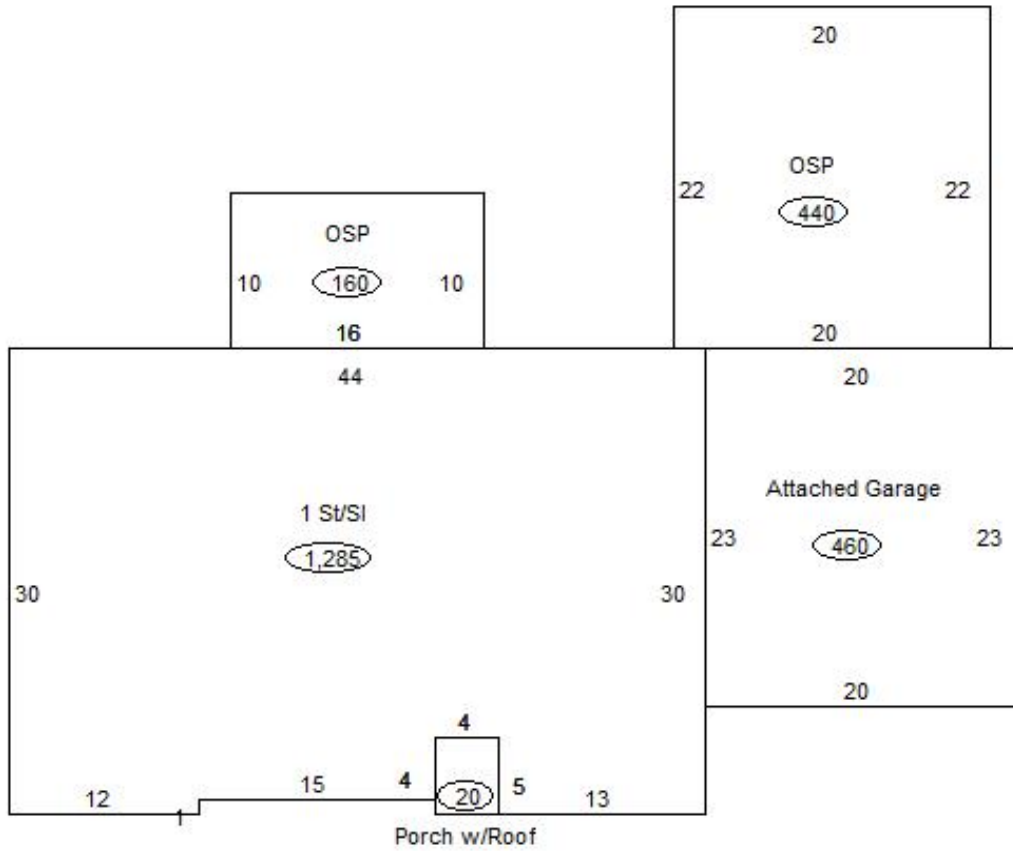
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,549		
Lot Value	34,020		
Indicated Value	187,569	145.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	187,569	145.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PATO	SLAB PORCH - OPEN	103324	16x10		160	10.33		1,653
PRCH	SLAB PORCH - COVERED	103325	5x4		20	24.21		484
PATO	SLAB PORCH - OPEN	103326	22x20		440	8.13		3,577



Sketch Image

660085040



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,285	1.000	1,285
2	G	1		13	Attached Garage	460	1.000	460
3	M	PATO		13	Open Slab	160	1.000	160
4	M	PRCH		13	SLBC	20	1.000	20
5	M	PATO		13	Open Slab	440	1.000	440
<b>Total Building Area</b>						1,285		1,285