



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:59:46
Page 1

Assessment Data					Primary Image																																																																				
Account 660103166 Parcel ID 22N17E-32-3-00000-002-0006 Cadastral ID 32-22-17-01341 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 343413 HUDSON, SCOTTY & AYLA 18587 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18587 S 4200 RD Subdivision Lot/Block / Parcel Size 7.02 - Acres Sec/Twn/Rng 32 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/18/2020</p>																																																																				
Legal Description Lat/Long: 36.34203883 -95.52397226 W2 NW SW LESS N 793' THEREOF & LESS W 430' THEREOF.																																																																									
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 Time 09:59:46
 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	7.0261	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	306,057.00 x .32 = 98,294	
Factor Value		
Adjustments	1.1008	
Lot Value	108,202	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	3,112 / 3,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1973 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	390,673	125.54	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.80	Total Misc Impr	+	52,058			
Roofing Adj	+ 5.61	Garage Cost	+	33,967			
Subfloor Adj	+ 0.00	Total RCN	=	512,493			
Heat/Cool Adj	+ 16.31	Depreciation (32%)	-	163,998			
Plumbing Adj	+ 10.32	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	348,495			
Adj Base Cost	= 137.04	Lot Value	+	108,202			
Total Area	x 3,112	Indicated Value	=	456,697			
Adjusted Cost	= 426,468	Value Per SqFt		146.75			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	348,495		
Lot Value	108,202		
Indicated Value	456,697	146.75	Per SqFt
Agland Value			
Site Improvements	13,423		
Total Value	470,120	151.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123465	19x4		76	32.95		2,504
EPSW	ENCLOSED PORCH - SOLID WALL	123466	35x13		455	82.70		37,629
PRCH	SLAB PORCH - COVERED	123467	16x4		64	32.99		2,111
PRCH	Porch	165687	13x6		78	32.95		2,570
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



Rogers

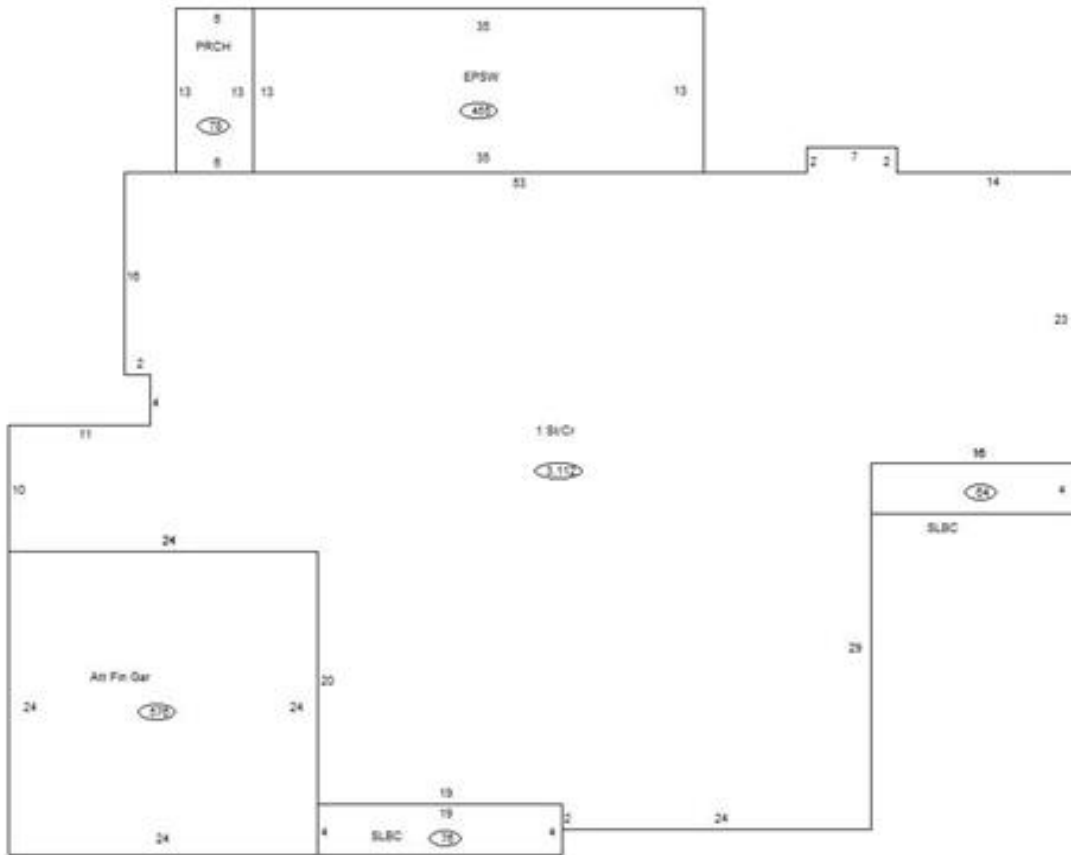
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 Time 09:59:46
 Page 3

Sketch Image

660103166



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	3,112	1.000	3,112
2	G	5		10	Att Fin Gar	576	1.000	576
3	M	PRCH		10	SLBC	76	1.000	76
4	M	EPSW		10	EPSW	455	1.000	455
5	M	PRCH		10	SLBC	64	1.000	64
6	M	PRCH		10	PRCH	78	1.000	78
Total Building Area						3,112		3,112



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Page 4

660103166

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	16x36x0	Concrete		576
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
		Base Cost (50.66 x 576)	29,180	29,180	15,757	13,423