

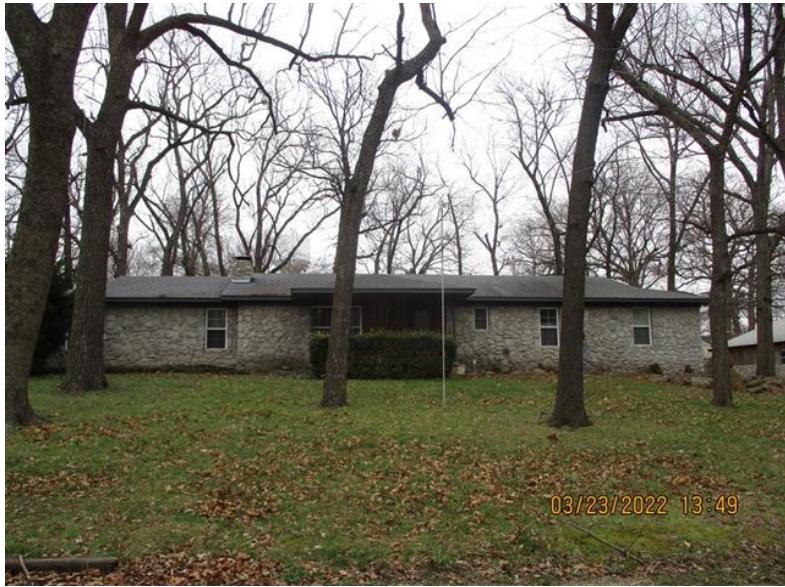


Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660000774 Parcel ID 000000-00-0-00453-005-0001 Cadastral ID 01-22-15-02610 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 324170 OGBURN, RUI 9832 E WALNUT RD CLAREMORE OK 74017-0000 Parcel Location Situs 09832 E WALNUT RD Subdivision LITTLE PONDEROSA EXT Lot/Block 0001 / 0005 Parcel Size 2 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					 <p style="text-align: right; color: orange;">03/23/2022 13:49</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0067.JPG 3/23/2022</p>																																																																																																																				
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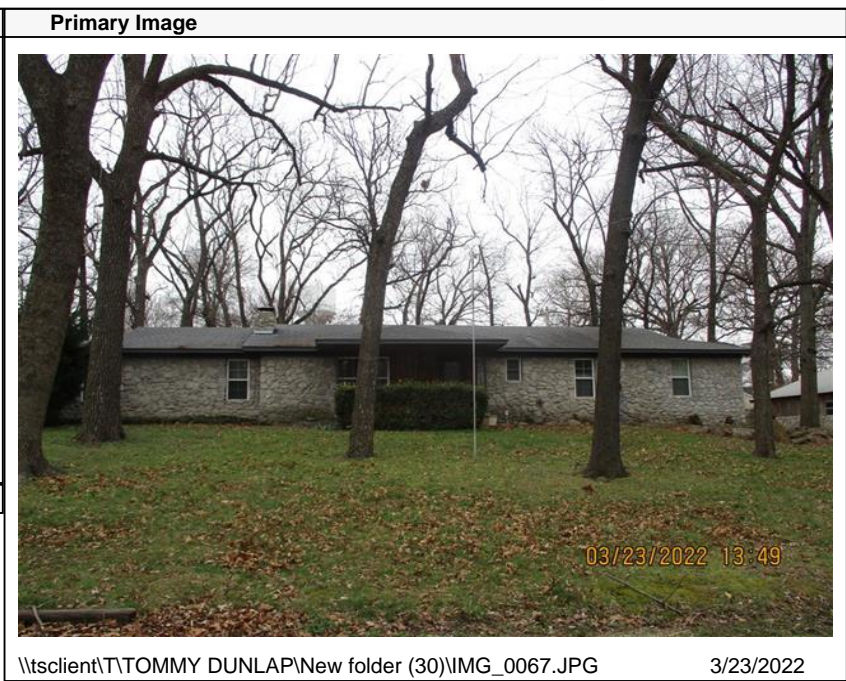
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	9900		
Non-Ag Acres	0.6788		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	29,570.00 x 3.15 = 93,146		
Factor Value			
Adjustments	1.0000		
Lot Value	93,146		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1970 / 28

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	175,220 136.04 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	18,310 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	124,457
Lot Value	93,146
Indicated Value	217,603 168.95 Per SqFt
Agland Value	
Site Improvements	25,061
Total Value	242,664 188.40 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.15	Total Misc Impr	+ 8,440
Roofing Adj	+ 4.37	Garage Cost	+ 15,751
Subfloor Adj	+ 1.15	Total RCN	= 200,737
Heat/Cool Adj	+ 11.47	Depreciation (38%)	- 76,280
Plumbing Adj	+ 10.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,457
Adj Base Cost	= 137.07	Lot Value	+ 93,146
Total Area	x 1,288	Indicated Value	= 217,603
Adjusted Cost	= 176,546	Value Per SqFt	168.95

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
PRCH	SLAB PORCH - COVERED	2301	16x6		96	23.97		2,301
PATO	SLAB PORCH - OPEN	2302	12x8		96	10.86		1,043



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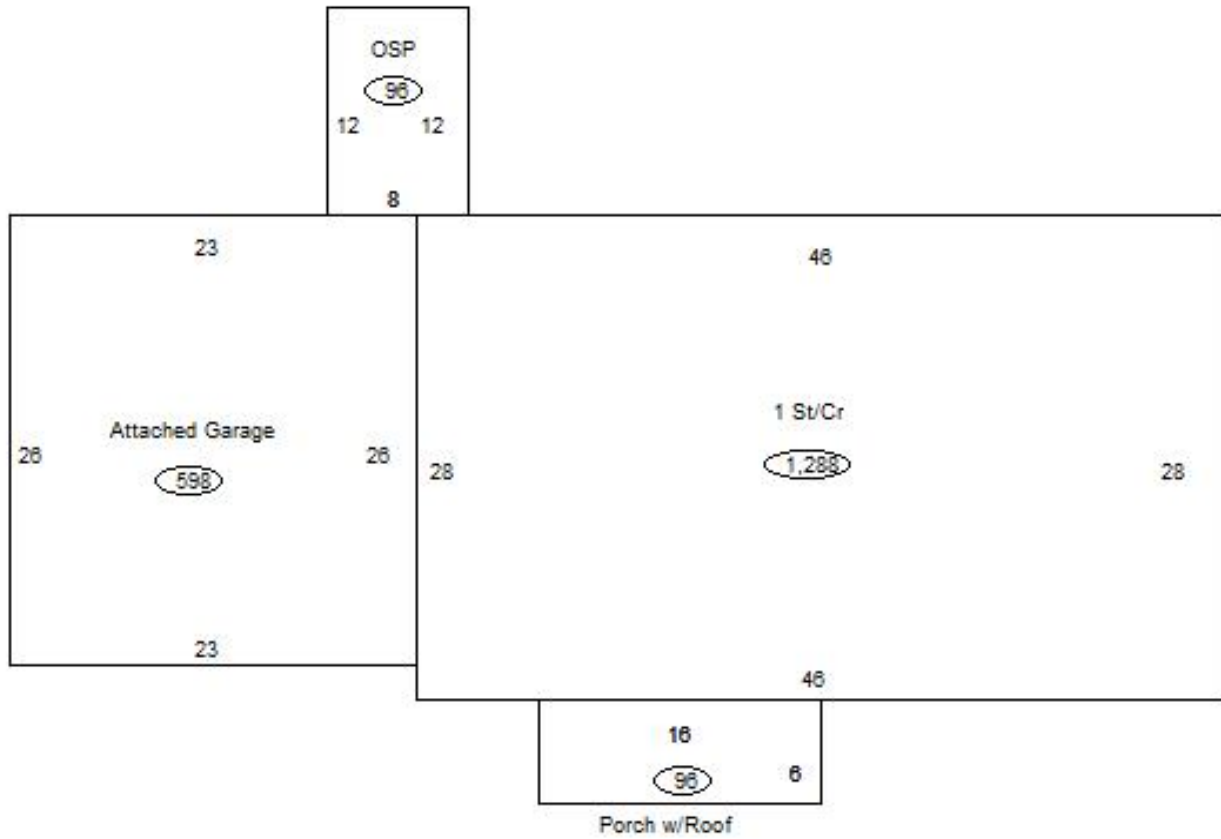
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,288	1.000	1,288
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						1,288		1,288



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	0x0x0			320
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 320)		934	Modifier Total		RCN 934 Depr (30% Phys/ % Func) 280
	GRDT	GARAGE - DETACHED	0x0x0			1,280
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (27.24 x 1,280)		34,867	Modifier Total		RCN 34,867 Depr (30% Phys/ % Func) 10,460