



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:42:00  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000861 <b>Parcel ID</b> 000000-00-0-00807-004-0021 <b>Cadastral ID</b> 01-22-15-03510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 344704 BOWMAN, SAIGE & WATSON WANTLAND  13196 S WALNUT RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13196 S WALNUT RD <b>Subdivision</b> TACORA HILLS <b>Lot/Block</b> 0021 / 0004 <b>Parcel Size</b> 1.5 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 1085 - R-V04-NW SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.41756288 -95.65527989																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3348		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	14,585.00 x 3.15 = 45,943		
Factor Value			
Adjustments	1.0000		
Lot Value	45,943		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,784 / 1,784
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	103,550 58.04 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	91,932
Lot Value	45,943
Indicated Value	137,875 77.28 Per SqFt
Agland Value	
Site Improvements	
Total Value	137,875 77.28 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	83.73	Total Misc Impr	+ 14,762
Roofing Adj	+ 4.50	Garage Cost	+ 0
Subfloor Adj	+ 2.41	Total RCN	= 199,852
Heat/Cool Adj	+ 10.30	Depreciation ( 54%)	- 107,920
Plumbing Adj	+ 2.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 91,932
Adj Base Cost	= 103.75	Lot Value	+ 45,943
Total Area	x 1,784	Indicated Value	= 137,875
Adjusted Cost	= 185,090	Value Per SqFt	77.28

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	2487	38x12		456	20.11		9,170
PRCH	SLAB PORCH - COVERED	2488	8x6		48	21.14		1,015



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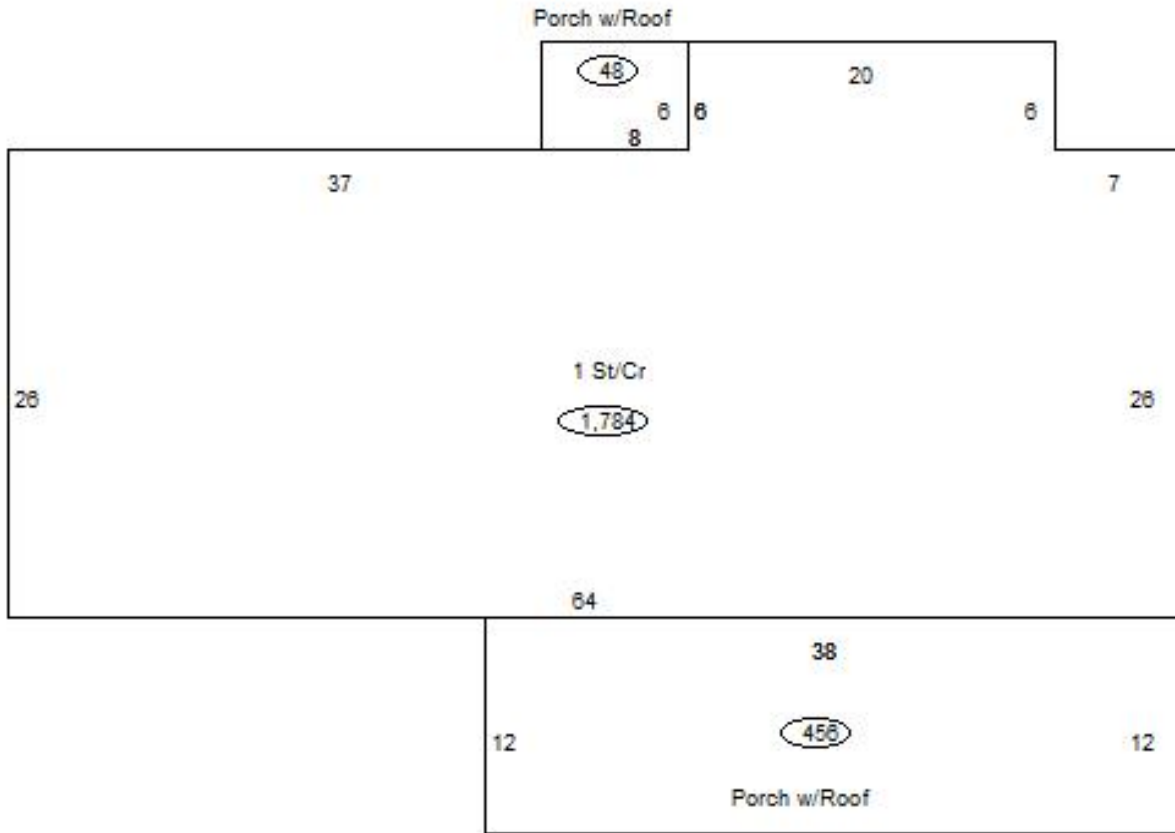
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Sketch Image

660000861



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,784	1.000	1,784
2	M	PRCH		13	SLBC	456	1.000	456
3	M	PRCH		13	SLBC	48	1.000	48
<b>Total Building Area</b>						1,784		1,784



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			42
	Qual	2	Cond	3	Year	Eff Age

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 42)	197		197	197