



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 660000862 Parcel ID 000000-00-0-00807-004-0023 Cadastral ID 01-22-15-03520 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 308718 DARNELL, CHRISTOPHER R & LELA R 13144 S WALNUT RD CLAREMORE OK 74017-0000 Parcel Location Situs 13144 S WALNUT RD Subdivision TACORA HILLS Lot/Block 0023 / 0004 Parcel Size 1.5 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41790621 -95.65530318																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3421 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,900.00 x 3.15 = 46,935 Factor Value Adjustments 1.0000 Lot Value 46,935		<p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0097.JPG 3/24/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Masonry, Concrete Block 60% Frame, Siding
Base/Total Area	1,224 / 1,224
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	432 Total
Garage Type	800 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	147,562	120.56	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	86.78	Total Misc Impr	+	11,398			
Roofing Adj	+ 4.16	Garage Cost	+	17,448			
Subfloor Adj	+ 2.40	Total RCN	=	163,131			
Heat/Cool Adj	+ 0.76	Depreciation (54%)	-	88,091			
Plumbing Adj	+ 7.65	Lump Sums	+	0			
Basement Adj	+ 7.96	RCNLD	=	75,040			
Adj Base Cost	= 109.71	Lot Value	+	46,935			
Total Area	x 1,224	Indicated Value	=	121,975			
Adjusted Cost	= 134,285	Value Per SqFt		99.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,040		
Lot Value	46,935		
Indicated Value	121,975	99.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	121,975	99.65	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	2491		336	336	20.30		6,821



Rogers

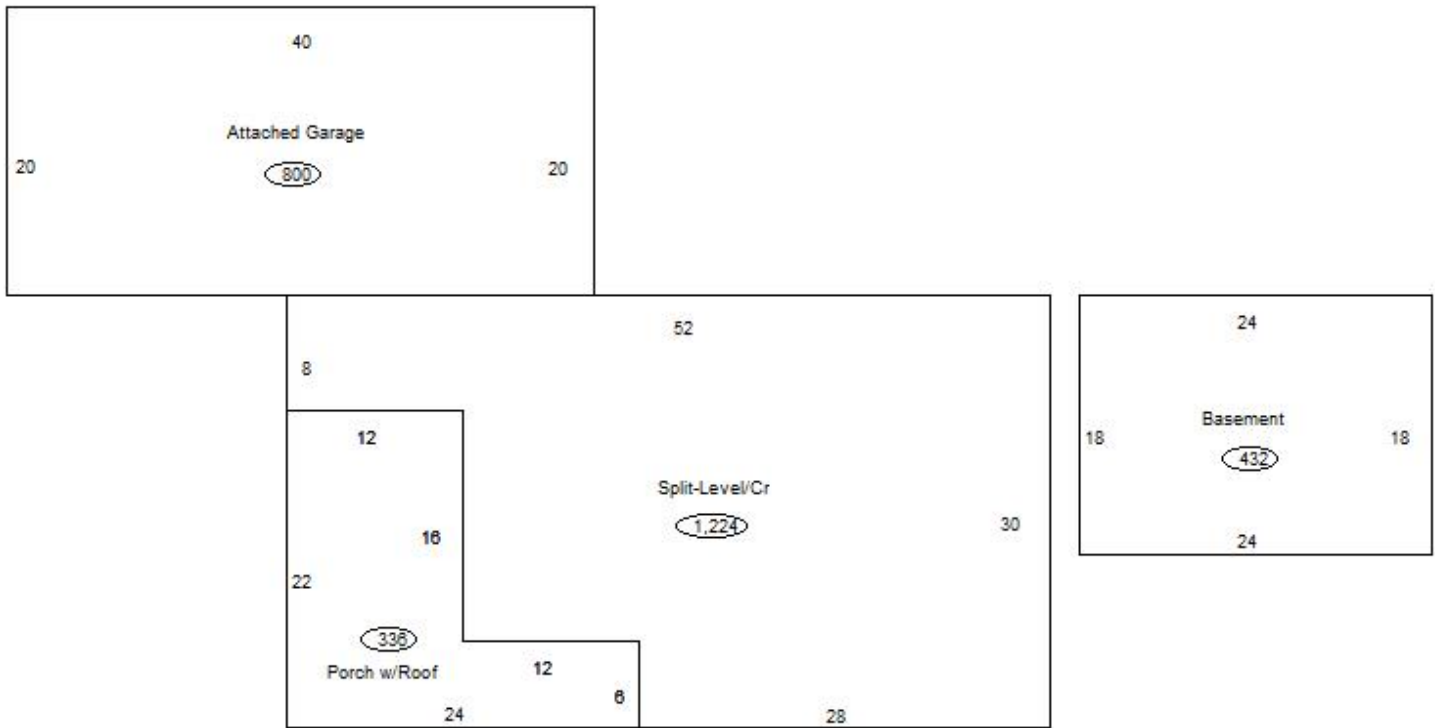
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Sketch Image

660000862



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,224	1.010	1,236
2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	336	1.000	336
4	B			13	Basement	432	1.000	432
Total Building Area						1,224		1,236