



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:27:13
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Assessment Data					Primary Image																																																																																																															
Account 660000863 Parcel ID 000000-00-0-00807-004-0025 Cadastral ID 01-22-15-03530 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 260608 STROBLE, JOHN ANTHONY & YOLANDA BEATRICE 13122 S WALNUT CLAREMORE OK 74017-0000 Parcel Location Situs 13122 S WALNUT RD Subdivision TACORA HILLS Lot/Block 0025 / 0004 Parcel Size 2 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>03/23/2022 14:01</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0098.JPG 3/24/2022</p>																																																																																																															
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4635		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	20,192.00 x 3.15 = 63,605		
Factor Value			
Adjustments	1.0000		
Lot Value	63,605		



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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	75% Frame, Siding, Wood 25% Veneer, Stone
Base/Total Area	1,382 / 1,382
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 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	169,197 122.43 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	117,461
Lot Value	63,605
Indicated Value	181,066 131.02 Per SqFt
Agland Value	
Site Improvements	
Total Value	181,066 131.02 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.45	Total Misc Impr	+ 5,946
Roofing Adj	+ 4.52	Garage Cost	+ 16,336
Subfloor Adj	+ 1.20	Total RCN	= 200,325
Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 86,140
Plumbing Adj	+ 10.19	Lump Sums	+ 3,276
Basement Adj	+ 0.00	RCNLD	= 117,461
Adj Base Cost	= 128.83	Lot Value	+ 63,605
Total Area	x 1,382	Indicated Value	= 181,066
Adjusted Cost	= 178,043	Value Per SqFt	131.02

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPORT - DETACHED	2495	513		513	10.74		5,510
PRCH	SLAB PORCH - COVERED	2496	6x3		18	24.21		436
WODO	WOOD DECK - OPEN	2497	51x8		408	16.06	50%	3,276



Rogers

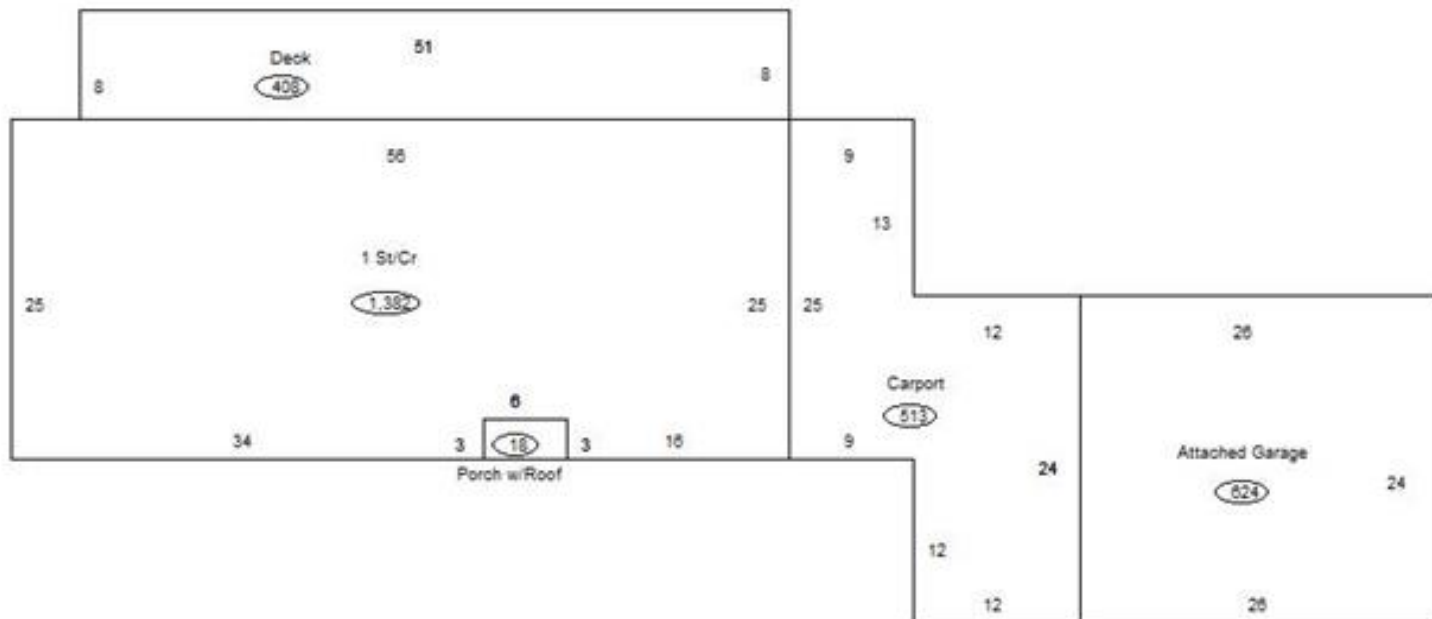
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Sketch Image

660000863



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,382	1.000	1,382
2	G	1		13	Attached Garage	624	1.000	624
3	M	CPDT		13	Carport	513	1.000	513
4	M	PRCH		13	SLBC	18	1.000	18
5	M	WODO		13	WODO	408	1.000	408
Total Building Area						1,382		1,382