



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:22:18  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000865 <b>Parcel ID</b> 000000-00-0-00807-004-0028 <b>Cadastral ID</b> 01-22-15-03550 <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> 325731 CHAVEZ, JOHN & MARIA AILEEN  1400 W QUEENS BROKEN ARROW OK 74012-0000  <b>Parcel Location</b> <b>Situs</b> 13102 S WALNUT RD <b>Subdivision</b> TACORA HILLS <b>Lot/Block</b> 0028 / 0004 <b>Parcel Size</b> 2 - 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: 36.41893311 -95.65513136																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4559		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	19,861.00 x 3.15 = 62,562		
Factor Value			
Adjustments	1.0000		
Lot Value	62,562		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 47

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	66,379 51.22 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	41,158
Lot Value	62,562
Indicated Value	103,720 80.03 Per SqFt
Agland Value	
Site Improvements	6,005
Total Value	109,725 84.66 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.08	Total Misc Impr	+ 13,057
Roofing Adj	+ 3.94	Garage Cost	+
Subfloor Adj	+ 2.31	Total RCN	= 149,059
Heat/Cool Adj	+ 9.89	Depreciation ( 78%)	- 116,266
Plumbing Adj	+ 3.72	Lump Sums	+ 8,365
Basement Adj	+ 0.00	RCNLD	= 41,158
Adj Base Cost	= 104.94	Lot Value	+ 62,562
Total Area	x 1,296	Indicated Value	= 103,720
Adjusted Cost	= 136,002	Value Per SqFt	80.03

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
@N23.9	BASEMENT MIN FIN	0	350		350	23.90		8,365
PRCH	SLAB PORCH - COVERED	2499	30x7		210	19.95		4,190
EPSW	ENCLOSED PORCH - SOLID WALL	2500	24x7		168	52.78		8,867



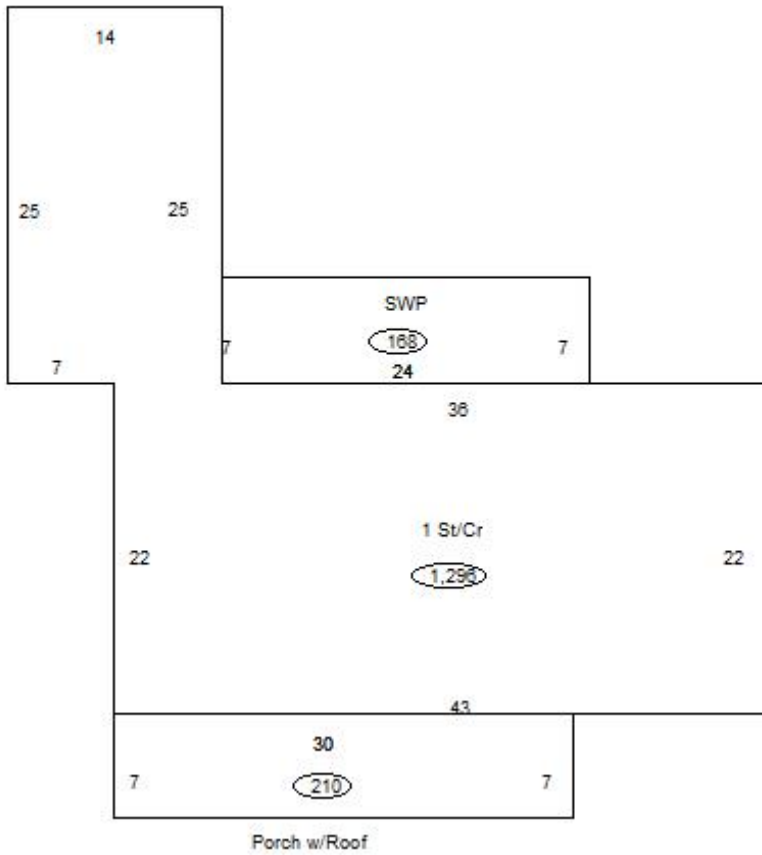
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Sketch Image

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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	1,296	1.000	1,296
2	M	PRCH		13	SLBC	210	1.000	210
3	M	EPSW		13	EPSW	168	1.000	168
<b>Total Building Area</b>						1,296		1,296



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			108	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 108)		505		505	202	303
	DTGF	DETACHED GARAGE FAIR	0x0x0			648	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (16.00 x 648)		10,368		10,368	4,666	5,702