



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:22:19
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Assessment Data					Primary Image																																																																																																																				
Account 660000866 Parcel ID 000000-00-0-00807-004-0030 Cadastral ID 01-22-15-03560 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 252959 LOVEJOY, FOUNT & JO ANN REVOCABLE LIVING TRUST 9675 E WALNUT RD CLAREMORE OK 74017-0000 Parcel Location Situs 09675 E WALNUT RD Subdivision TACORA HILLS Lot/Block 0030 / 0004 Parcel Size 2 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41895514 -95.65458827																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4253	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,524.00 x 3.15 = 58,351	
Factor Value		
Adjustments	1.0000	
Lot Value	58,351	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Split Level
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,529 / 2,529
Style	100% Split Level
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	936 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	286,638	113.34	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.32	Total Misc Impr	+	14,445			
Roofing Adj	+ 4.37	Garage Cost	+	27,883			
Subfloor Adj	+ 0.00	Total RCN	=	335,389			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	164,341			
Plumbing Adj	+ 4.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	171,048			
Adj Base Cost	= 115.88	Lot Value	+	58,351			
Total Area	x 2,529	Indicated Value	=	229,399			
Adjusted Cost	= 293,061	Value Per SqFt		90.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,048		
Lot Value	58,351		
Indicated Value	229,399	90.71	Per SqFt
Agland Value			
Site Improvements	819		
Total Value	230,218	91.03	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	2502	12x9		108	26.59		2,872
PATO	SLAB PORCH - OPEN	2503	24x6		144	11.07		1,594
PATO	SLAB PORCH - OPEN	2504	21x10		210	10.39		2,182
PATO	SLAB PORCH - OPEN	2506	21x10		210	10.39		2,182



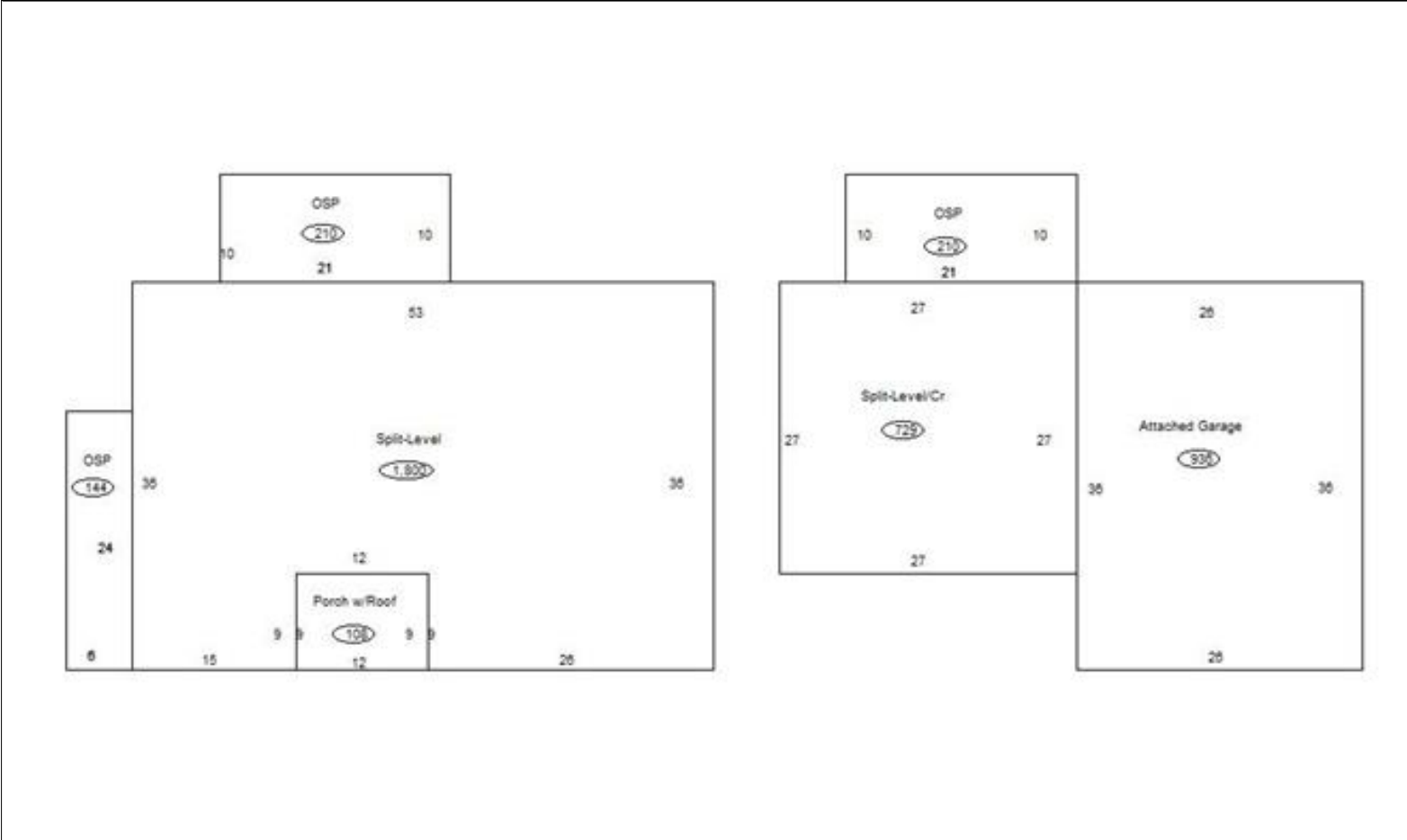
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	4		13	Split-Level	1,800	1.000	1,800
2	M	PRCH		13	SLBC	108	1.000	108
3	M	PATO		13	Open Slab	144	1.000	144
4	M	PATO		13	Open Slab	210	1.000	210
5	G	1		13	Attached Garage	936	1.000	936
6	M	PATO		13	Open Slab	210	1.000	210
7	R	4	Crawl	13	Split-Level/Cr	729	1.000	729
Total Building Area						2,529		2,529



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	CARPORT DIRT	0x0x0			312	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x 312)	1,092		1,092	273	819