



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:27:01
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Assessment Data					Primary Image																																																																																																																				
Account 660000872 Parcel ID 000000-00-0-00807-005-0006 Cadastral ID 01-22-15-03620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 335582 FRISTOE, ROXANNE EILEEN 13213 S WALNUT RD CLAREMORE OK 74017-0000 Parcel Location Situs 13213 S WALNUT RD Subdivision TACORA HILLS Lot/Block 0006 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.41748047 -95.65475089 LOT 6 BLOCK 5 TACORA HILLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2285		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	9,955.00 x 3.15 = 31,358		
Factor Value			
Adjustments	1.0000		
Lot Value	31,358		



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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	100% Frame, Siding, Wood
Base/Total Area	1,610 / 1,610
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,610
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	260 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	147,789 91.79 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	114,151
Lot Value	31,358
Indicated Value	145,509 90.38 Per SqFt
Agland Value	
Site Improvements	
Total Value	145,509 90.38 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.03	Total Misc Impr	+ 9,461
Roofing Adj	+ 4.26	Garage Cost	+ 8,650
Subfloor Adj	+ -1.15	Total RCN	= 203,841
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 89,690
Plumbing Adj	+ 8.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 114,151
Adj Base Cost	= 115.36	Lot Value	+ 31,358
Total Area	x 1,610	Indicated Value	= 145,509
Adjusted Cost	= 185,730	Value Per SqFt	90.38

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPOR - DETACHED	2525	20x13		260	10.74		2,792
PATO	SLAB PORCH - OPEN	2526	16x13		208	9.86		2,051
PATO	SLAB PORCH - OPEN	2527	71x8		568	8.13		4,618



Rogers

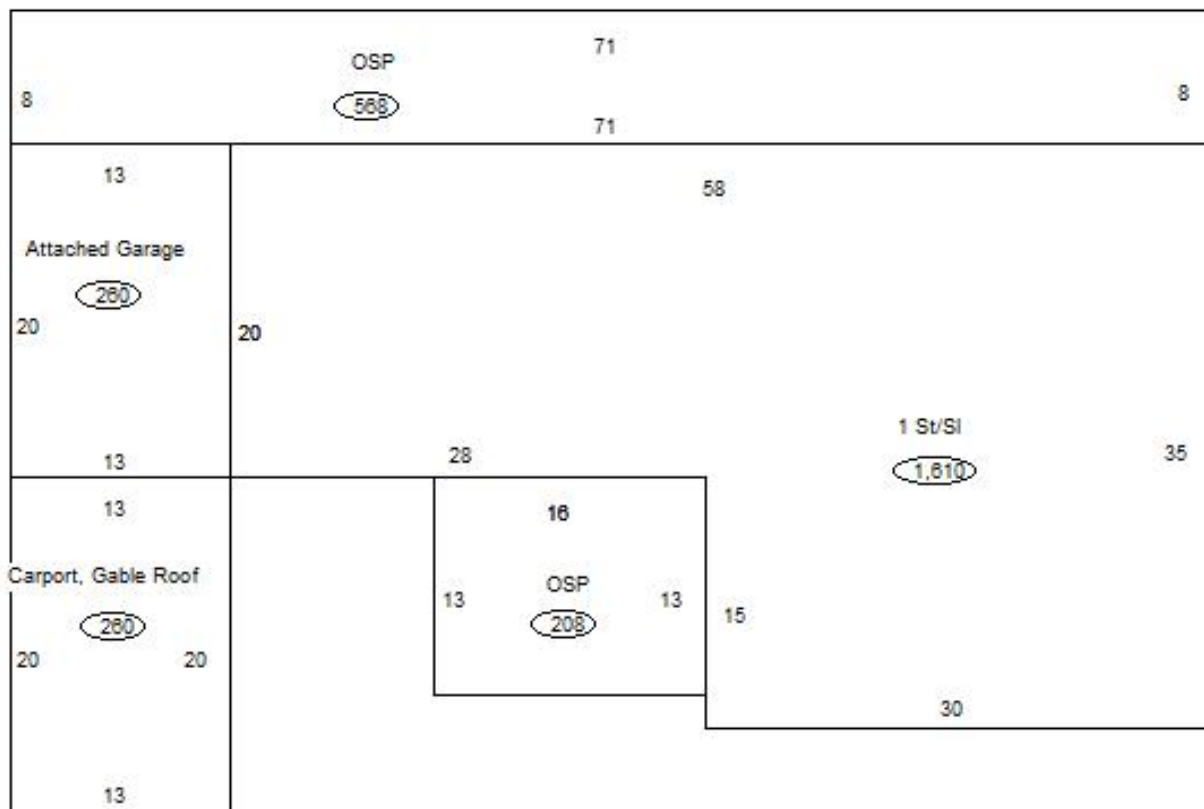
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Sketch Image

660000872



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,610	1.000	1,610
2	G	1		13	Attached Garage	260	1.000	260
3	G	3		13	Carport, Gable Roof	260	1.000	260
4	M	PATO		13	Open Slab	208	1.000	208
5	M	PATO		13	Open Slab	568	1.000	568
Total Building Area						1,610		1,610