



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660000874 <b>Parcel ID</b> 000000-00-0-00807-005-0008 <b>Cadastral ID</b> 01-22-15-03640 <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> 332976 O'BRYAN, JESSICA A  13243 S WALNUT RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13243 S WALNUT RD CL <b>Subdivision</b> TACORA HILLS <b>Lot/Block</b> 0008 / 0005 <b>Parcel Size</b> 1 - 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					<p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0121.JPG 3/24/2022</p>														
<b>Legal Description</b> Lot/Long: 36.41703927 -95.65476652																			
LOT 8 BLOCK 5 TACORA HILLS					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	STENDAHL, DANIELLE	12/04/2020	117,000	YES										
H	Homestead	No	1,000		2501/167	AVICE REAL ESTATE LLC	09/02/2015	95,000	YES										
H	Homestead	No	1,000		2428/687	FEDERAL NATIONAL MORTGAGE ASS	09/15/2014	50,000	3										
H	Homestead	No	1,000		2402/549	FISHER, MATTHEW SCOTT	05/15/2014	0	10										
					1909/765	FISHER, CARL J & CONNIE J	10/25/2007	74,000	YES										
					1187/690	CARTWRIGHT, JOHN M &	08/05/1999	68,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	102.332	<b>Current Tax</b>										
Remove Cap	2021		Land Value 28,552	21,125	11%	2,324	Assessed	11,474	1,174.15										
Year Frozen	0		Improvements 87,793	83,180		9,150	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 116,345	104,305		11,474	Total Taxable	10,474	1,086.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660000874	O'BRYAN, JESSICA A			11	113,447	1000	10,139	1,051.00										
2024	2024-660000874	O'BRYAN, JESSICA A			11	119,594	1000	9,815	1,022.00										
2023	2023-660000874	O'BRYAN, JESSICA A			11	95,455	1000	9,501	1,010.00										
2022	2022-660000874	O'BRYAN, JESSICA A			11	92,853	1000	9,214	986.00										
2021	2021-660000874	O'BRYAN, JESSICA A			11	99,010	1000	9,892	1,020.00										
2020	2020-660000874	STENDAHL, DANIELLE			11	98,558	1000	9,658	1,029.00										
2019	2019-660000874	STENDAHL, DANIELLE			11	94,064	1000	9,348	983.00										
2018	2018-660000874	STENDAHL, DANIELLE			11	97,868	1000	9,766	1,037.00										
2017	2017-660000874	STENDAHL, DANIELLE			11	97,103	1000	9,682	1,004.00										
2016	2016-660000874	STENDAHL, DANIELLE			11	94,784	1000	9,427	985.00										
2015	2015-660000874	STENDAHL, DANIELLE			11	77,809	0	8,559	889.00										
2014	2014-660000874	FEDERAL NATIONAL MORTGAGE ASSOC			11	80,006	1000	7,578	800.00										
2013	2013-660000874	FISHER, MATTHEW SCOTT			11	75,715	1000	7,329	761.00										



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2081 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,064.00 x 3.15 = 28,552 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 28,552		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,036 / 1,036
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,036
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	336 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	120,313	116.13	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	110.33	<b>Total Misc Impr</b>	+	2,600	
<b>Roofing Adj</b>	+ 4.66	<b>Garage Cost</b>	+	10,335	
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	=	156,773	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	-	68,980	
<b>Plumbing Adj</b>	+ 13.59	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	87,793	
<b>Adj Base Cost</b>	= 138.84	<b>Lot Value</b>	+	28,552	
<b>Total Area</b>	x 1,036	<b>Indicated Value</b>	=	116,345	
<b>Adjusted Cost</b>	= 143,838	<b>Value Per SqFt</b>		112.30	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	87,793		
<b>Lot Value</b>	28,552		
<b>Indicated Value</b>	116,345	112.30	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	116,345	112.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2534	18x4		72	24.04		1,731
PATO	SLAB PORCH - OPEN	2535	10x8		80	10.86		869



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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	Slab	13	1 St/Sl	1,036	1.000	1,036
2	G	1		13	Attached Garage	336	1.000	336
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PATO		13	Open Slab	80	1.000	80
<b>Total Building Area</b>						1,036		1,036