



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:17:33
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Assessment Data					Primary Image																																																																																																																				
Account 660001566 Parcel ID 21N16E-02-4-00000-000-0000 Cadastral ID 02-21-16-04300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 221784 WALKINGSTICK, KEITH A & RAMONA L 14755 E 480 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14755 E 480 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 2 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description W2 SW SE SE Lat/Long: 36.32272677 -95.56504927																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.7576		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	207,243.00 x .39 = 81,524		
Factor Value			
Adjustments	1.0000		
Lot Value	81,524		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG_005 3/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	220,917	109.58	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	88.33	Total Misc Impr	+ 10,096				
Roofing Adj	+ 3.97	Garage Cost	+ 0				
Subfloor Adj	+ -1.04	Total RCN	= 231,292				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 108,707				
Plumbing Adj	+ 6.99	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 122,585				
Adj Base Cost	= 109.72	Lot Value	+ 81,524				
Total Area	x 2,016	Indicated Value	= 204,109				
Adjusted Cost	= 221,196	Value Per SqFt	101.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,585		
Lot Value	81,524		
Indicated Value	204,109	101.24	Per SqFt
Agland Value			
Site Improvements	74,232		
Total Value	278,341	138.07	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	5,095.98		5,096
PATO	SLAB PORCH - OPEN	4327	18x18		324	8.33		2,699
PRCH	SLAB PORCH - COVERED	4328	24x4		96	23.97		2,301
SHLT	UG- OUTSIDE			1 2024	1	0.00		



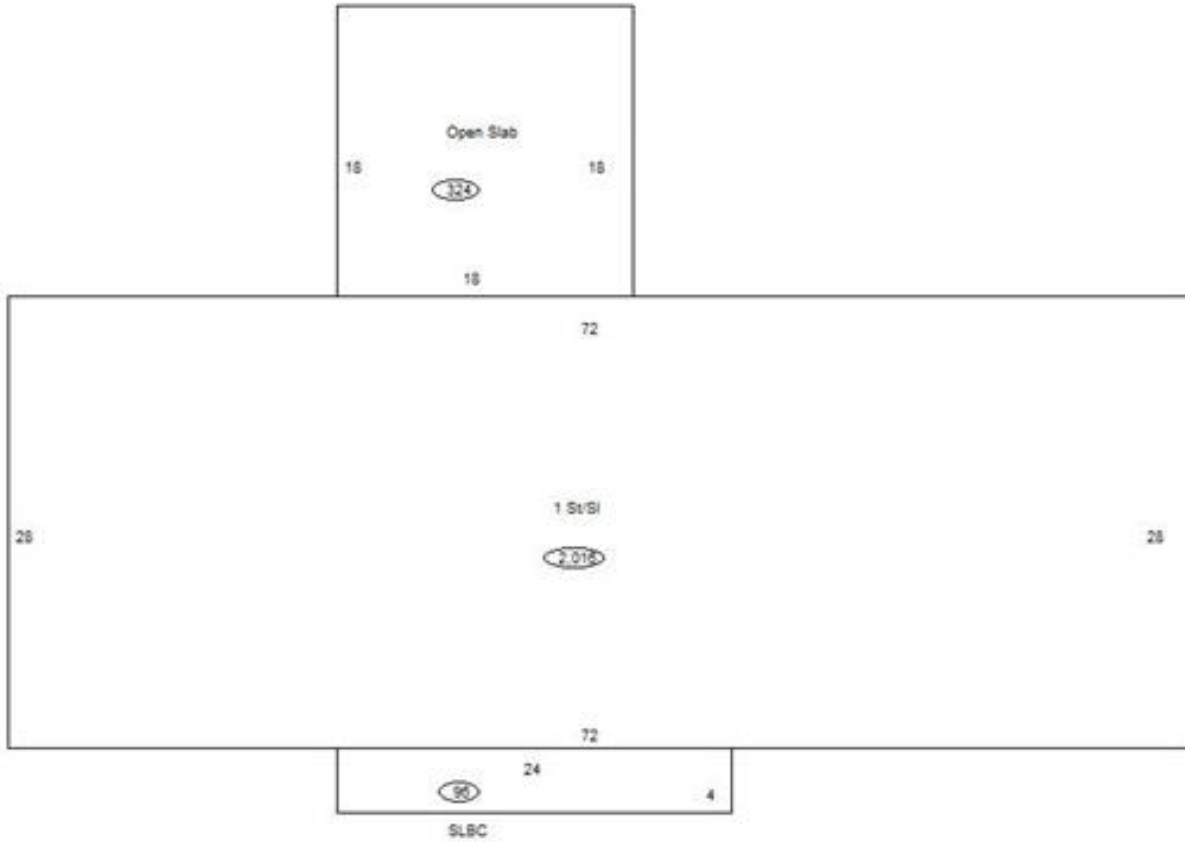
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,016	1.000	2,016
2	M	PATO		10	Open Slab	324	1.000	324
3	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						2,016		2,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			2,800	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (8.59 x 2,800)		24,052		24,052	16,836	7,216
	LT	LEAN-TO	0x0x0			800	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 800)		2,336		2,336		2,336
	UTIL	SHOP BUILDING	0x0x0			2,400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (26.95 x 2,400)		64,680		64,680		64,680