



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660002449 Parcel ID 21N17E-03-2-00000-000-0000 Cadastral ID 03-21-17-00420 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 269132 WALKINGSTICK, KEEVEN & RITA 19505 S 4220 RD CLAREMORE OK 74019-4192 Parcel Location Situs 19505 S 4220 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 3 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660002449 06/24/25</p> <p>660002449_001.JPG 6/24/2025</p>																																																																																																																				
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S2 SW NW					Building Permits <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>R6</td> <td>R6FOR SFR PER JLB-V6</td> <td>06/2005</td> <td>01/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R6	R6FOR SFR PER JLB-V6	06/2005	01/2006																																																																																																							
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		<p>660002449 06/24/25</p> <p>660002449_001.JPG 6/24/2025</p>
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,797 / 1,797
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,797
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

Cost Approach		Manual : 01/2025	
Base Cost	95.37	Total Misc Impr	+ 10,284
Roofing Adj	+ 4.12	Garage Cost	+ 14,821
Subfloor Adj	+ -1.04	Total RCN	= 236,702
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 49,707
Plumbing Adj	+ 7.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,995
Adj Base Cost	= 117.75	Lot Value	+ 186,995
Total Area	x 1,797	Indicated Value	= 186,995
Adjusted Cost	= 211,597	Value Per SqFt	104.06

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	186,995
Lot Value	
Indicated Value	186,995
Agland Value	1,260
Site Improvements	
Total Value	188,255
	104.76 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6619	41x8		328	23.19		7,606
PRCH	SLAB PORCH - COVERED	6622	16x7		112	23.91		2,678



Rogers

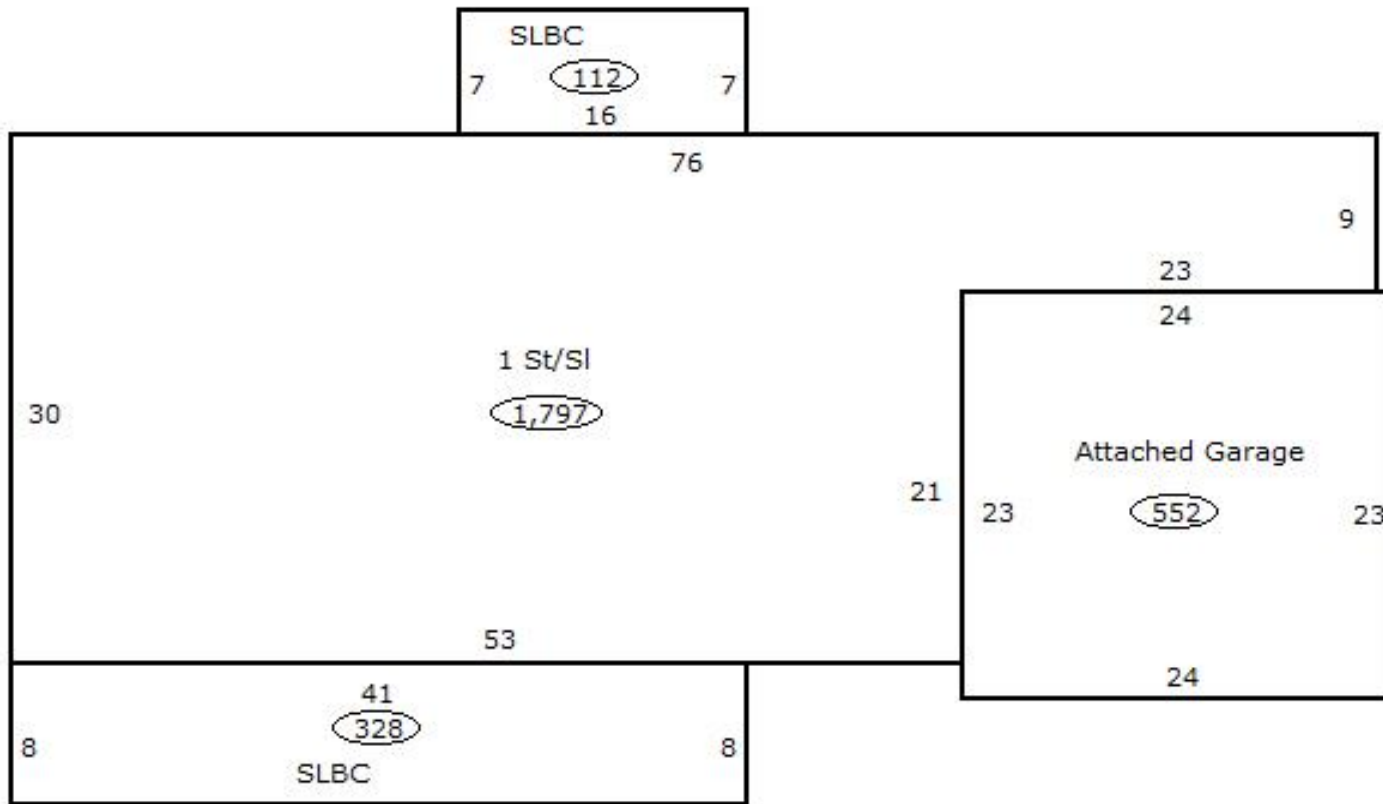
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	328	1.000	328
2	R	1	Slab	13	1 St/Sl	1,797	1.000	1,797
3	G	1		13	Attached Garage	552	1.000	552
4	M	PRCH		13	SLBC	112	1.000	112
Total Building Area						1,797		1,797



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	0x0x0				
	Qual	Cond	Year	Eff Age			
			0				
			0				
			0				
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
Base Cost (39.31 x)							
	SHDS	Shed - Small	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (39.31 x)						
		SHDS	Shed - Small	0x0x0			
Qual		Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
Base Cost (39.31 x)							



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			20.000	63	63	1,260	1,260
TMBR Totals						20.000			1,260	1,260
Total Agland						20.000			1,260	1,260