



# 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	660002996													
Parcel ID	21N15E-04-4-00000-000-0000													
Cadastral ID	04-21-15-00900													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	275046													
WALKER, MATTHEW W & CARLA R														
19320 S 4094 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19320 S 4094 RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	4 / 21 / 15 / 4													
Neighborhood	6070 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32873754 -95.70893666														
N2 N2 N2 SE														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1243/417	HOWARD, JL &	08/10/2000	150,000	No					
					893/891	HOWARD, JAY	09/22/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2001	Land Value	3,840	3,840	11%	422	Assessed	16,475	1,788.16					
Year Frozen	0	Improvements	158,853	145,936		16,053	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00					
TIF Project ID	0	Total Value	162,693	149,776		16,475	Total Taxable	15,475	1,691.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002996	WALKER, MATTHEW W & CARLA R	7	145,414	1000	14,995	1,638.00							
2024	2024-660002996	WALKER, MATTHEW W & CARLA R	7	156,640	1000	14,791	1,646.00							
2023	2023-660002996	WALKER, MATTHEW W & CARLA R	7	146,066	1000	14,332	1,562.00							
2022	2022-660002996	WALKER, MATTHEW W & CARLA R	7	141,348	1000	13,885	1,573.00							
2021	2021-660002996	WALKER, MATTHEW W & CARLA R	7	131,383	1000	13,452	1,507.00							
2020	2020-660002996	WALKER, MATTHEW W & CARLA R	7	129,322	1000	13,225	1,481.00							
2019	2019-660002996	WALKER, MATTHEW W & CARLA R	7	126,029	1000	12,863	1,441.00							
2018	2018-660002996	WALKER, MATTHEW W & CARLA R	7	114,301	1000	11,031	1,199.00							
2017	2017-660002996	WALKER, MATTHEW W & CARLA R	7	113,069	1000	10,681	1,172.00							
2016	2016-660002996	WALKER, MATTHEW W & CARLA R	7	109,909	1000	10,341	1,136.00							
2015	2015-660002996	WALKER, MATTHEW W & CARLA R	7	108,954	1000	10,010	1,106.00							
2014	2014-660002996	WALKER, MATTHEW W & CARLA R	7	109,297	1000	9,690	1,081.00							
2013	2013-660002996	WALKER, MATTHEW W & CARLA R	7	105,235	1000	9,378	1,027.00							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
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	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,621 / 1,621
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1967 / 52

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0325\IMG\_0046. 3/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	111.03	Total Misc Impr	+ 24,461
Roofing Adj	+ 5.22	Garage Cost	+
Subfloor Adj	+ 1.15	Total RCN	= 243,782
Heat/Cool Adj	+ 11.47	Depreciation ( 58%)	- 141,394
Plumbing Adj	+ 6.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 102,388
Adj Base Cost	= 135.30	Lot Value	+
Total Area	x 1,621	Indicated Value	= 102,388
Adjusted Cost	= 219,321	Value Per SqFt	63.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,388		
Lot Value			
Indicated Value	102,388	63.16	Per SqFt
Agland Value	3,840		
Site Improvements	56,465		
Total Value	162,693	100.37	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
PRCH	SLAB PORCH - COVERED	7568	24x12		288	23.29		6,708
PRCH	SLAB PORCH - COVERED	7569	16x7		112	23.91		2,678
EPSW	ENCLOSED PORCH - SOLID WALL	7570	16x10		160	62.37		9,979



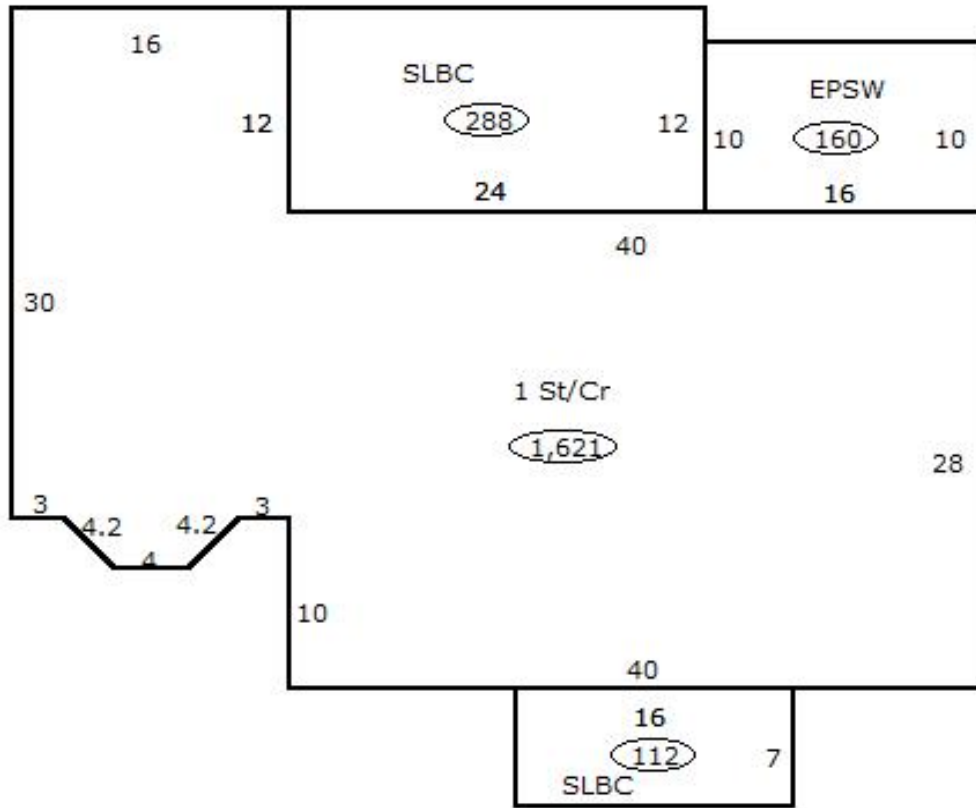
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,621	1.000	1,621
2	M	PRCH		13	SLBC	288	1.000	288
3	M	PRCH		13	SLBC	112	1.000	112
4	M	EPSW		13	EPSW	160	1.000	160
<b>Total Building Area</b>						1,621		1,621



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x58x0			2,320	
	Qual 2	Cond 3	Year 2018	Eff Age	6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (24.95 x 2,320)		57,884		57,884	6,367	51,517
	STF	STG FAIR	0x0x0			216	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 216)		1,011		1,011	556	455
	DTGF	DETACHED GARAGE FAIR	0x0x0			624	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (16.00 x 624)		9,984		9,984	5,491	4,493
	BARN	BARN	0x0x0				
	Qual 2	Cond 3	Year	Eff Age	1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (8.72 x )						
	BARN	Barn	0x0x0				
	Qual	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (11.51 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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	20.000	192	192	3,840	3,840
<b>NTV PST Totals</b>						20.000			3,840	3,840
<b>Total Agland</b>						20.000			3,840	3,840