




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 660004952 Parcel ID 000000-00-0-00252-009-0005 Cadastral ID 06-20-16-05320 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 266581 WALKER, TIMOTHY K & LINDA J 10685 E THIRD ST CLAREMORE OK 74019-0000 Parcel Location Situs 10685 E 3RD ST Subdivision DIXIE ESTATES Lot/Block 0005 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-4\IMG 10/5/2021</p>														
Legal Description Lot/Long: 36.24618481 -95.64027695																			
LOT 5 BLOCK 9 DIXIE ESTATES					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1079/544	SCOTT, KENNETH G &	08/27/1997	90,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	1998		Land Value 70,541	46,770	11%	5,145	Assessed	18,072	1,881.87										
Year Frozen	2024		Improvements 177,244	117,517		12,927	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 247,785	164,287		18,072	Total Taxable	17,072	1,795.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004952	WALKER, TIMOTHY K & LINDA J			80	224,085	1000	17,072	1,795.00										
2024	2024-660004952	WALKER, TIMOTHY K & LINDA J			80	218,205	1000	17,072	1,647.00										
2023	2023-660004952	WALKER, TIMOTHY K & LINDA J			80	159,502	0	17,545	1,657.00										
2022	2022-660004952	WALKER, TIMOTHY K & LINDA J			80	161,487	0	17,764	1,707.00										
2021	2021-660004952	WALKER, TIMOTHY K & LINDA J			80	169,833	0	17,263	1,616.00										
2020	2020-660004952	WALKER, TIMOTHY K & LINDA J			80	167,085	0	16,442	1,542.00										
2019	2019-660004952	WALKER, TIMOTHY K & LINDA J			80	162,030	0	15,659	1,491.00										
2018	2018-660004952	WALKER, TIMOTHY K & LINDA J			80	166,371	0	14,913	1,422.00										
2017	2017-660004952	WALKER, TIMOTHY K & LINDA J			80	157,901	0	14,203	1,357.00										
2016	2016-660004952	WALKER, TIMOTHY K & LINDA J			80	153,868	0	13,527	1,296.00										
2015	2015-660004952	WALKER, TIMOTHY K & LINDA J			80	149,812	0	12,883	1,244.00										
2014	2014-660004952	WALKER, TIMOTHY K & LINDA J			80	150,972	0	12,269	1,121.00										
2013	2013-660004952	WALKER, TIMOTHY K & LINDA J			80	131,448	0	11,685	1,106.00										



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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9815		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,752.00 x 1.65 = 70,541		
Factor Value			
Adjustments	1.0000		
Lot Value	70,541		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	81% 1 1/2 Story Finished 19% 1 1/2 Story Unfinish
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,204 / 1,820
Style	81% 1 1/2 Story Finished - 19% 1 1/2 Story Unfinis
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	864
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,306	118.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	67,250		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.55	Total Misc Impr	+	9,116			
Roofing Adj	+ 3.25	Garage Cost	+	21,572			
Subfloor Adj	+ -1.10	Total RCN	=	239,751			
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	74,323			
Plumbing Adj	+ 8.53	Lump Sums	+	10,435			
Basement Adj	+ 0.00	RCNLD	=	175,863			
Adj Base Cost	= 114.87	Lot Value	+	70,541			
Total Area	x 1,820	Indicated Value	=	246,404			
Adjusted Cost	= 209,063	Value Per SqFt		135.39			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,863		
Lot Value	70,541		
Indicated Value	246,404	135.39	Per SqFt
Agland Value			
Site Improvements	1,381		
Total Value	247,785	136.15	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	12587	33x4		132	26.52		3,501
WODC	WOOD DECK - COVERED	136991	22x8		176	40.68		7,160
WODO	WOOD DECK - OPEN	136992	22x8		176	23.26	20%	3,275



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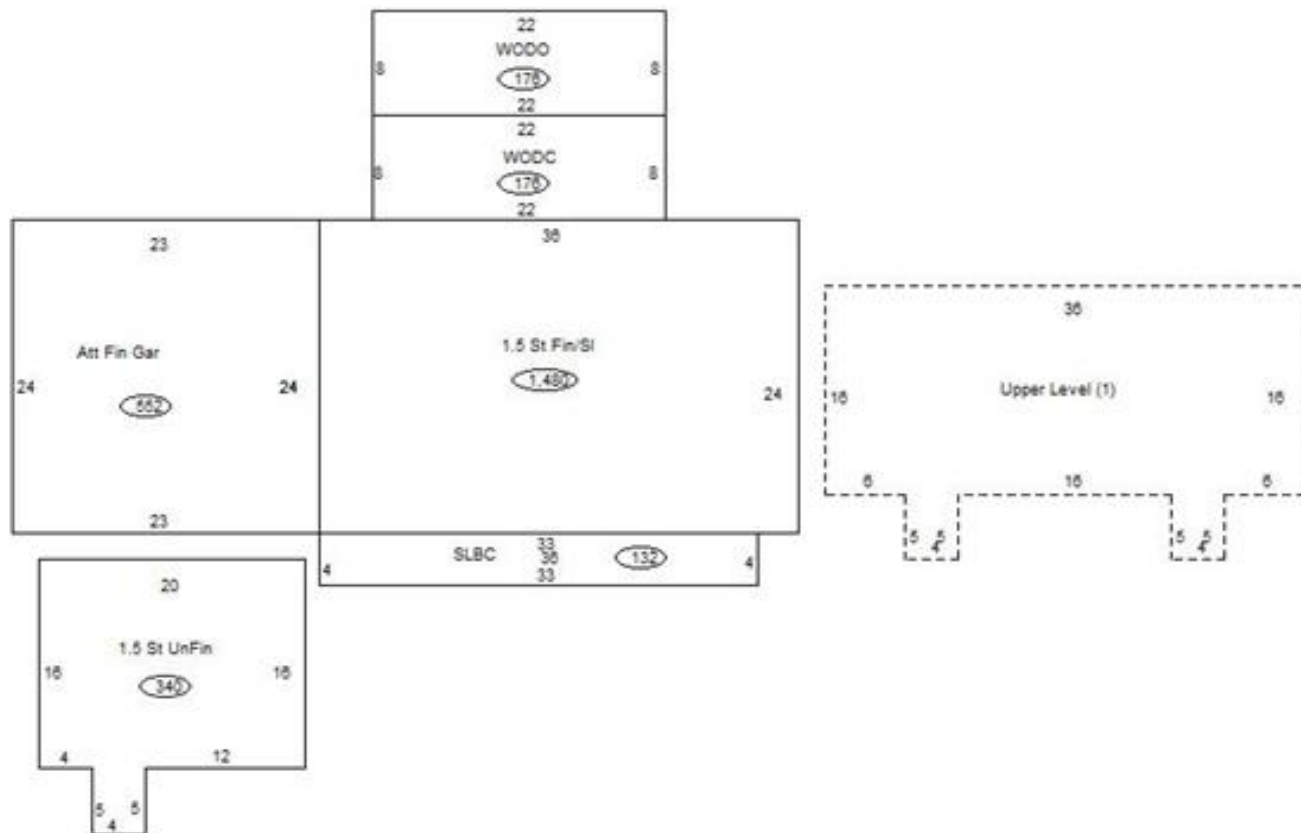
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	864	1.713	1,480
2	G	5		13	Att Fin Gar	552	1.000	552
3	M	PRCH		13	SLBC	132	1.000	132
4	R	6		13	1.5 St UnFin	340	1.000	340
5	U	^UL		13	Upper Level (1)	616	1.000	616
6	M	WODC		13	WODC	176	1.000	176
7	M	WODO		13	WODO	176	1.000	176
Total Building Area						1,204		1,820



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x8x5	Base	Galvanized Metal	48
	Qual	2	Cond	3	Year	2023
				Eff Age	2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (31.98 x 48)	1,535		1,535	154
				1,381