



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:23:30
 Page 1

Assessment Data					Primary Image																																																																																																															
Account	660005749																																																																																																																			
Parcel ID	000000-00-0-00615-004-0001																																																																																																																			
Cadastral ID	06-22-16-02240																																																																																																																			
Property Type	REAL - Real Property																																																																																																																			
Property Class	RRP VI Area 1																																																																																																																			
Tax Area	11 - SEQUOYAH/NW FIRE																																																																																																																			
Name ID	260430																																																																																																																			
LEE, JOHN																																																																																																																				
9986 E WALNUT RD CLAREMORE OK 74017-0000																																																																																																																				
Parcel Location Situs 09986 S WALNUT RD Subdivision PONDEROSA EXTENDED 2 Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 22 / 16 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.41801975 -95.64876298																																																																																																																				
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size Lot Count Units Buildable 9020 Non-Ag Acres 0.2892 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,599.00 x 3.15 = 39,687 Factor Value Adjustments 1.0000 Lot Value 39,687		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,316 / 1,316
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,316
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-8\IMG_001: 11/8/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	147,098	111.78	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	96.05	Total Misc Impr	+	2,222	
Roofing Adj	+ 4.17	Garage Cost	+	10,991	
Subfloor Adj	+ 0.00	Total RCN	=	171,304	
Heat/Cool Adj	+ 10.30	Depreciation (35%)	-	59,956	
Plumbing Adj	+ 9.61	Lump Sums	+	12,641	
Basement Adj	+ 0.00	RCNLD	=	123,989	
Adj Base Cost	= 120.13	Lot Value	+	39,687	
Total Area	x 1,316	Indicated Value	=	163,676	
Adjusted Cost	= 158,091	Value Per SqFt		124.37	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,989		
Lot Value	39,687		
Indicated Value	163,676	124.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	163,676	124.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13662	106		106	20.96		2,222
WODO	WOOD DECK - OPEN	13663	203		203	19.53	6%	3,727
WODC	WOOD DECK - COVERED	13664	358		358	26.49	6%	8,914



Rogers

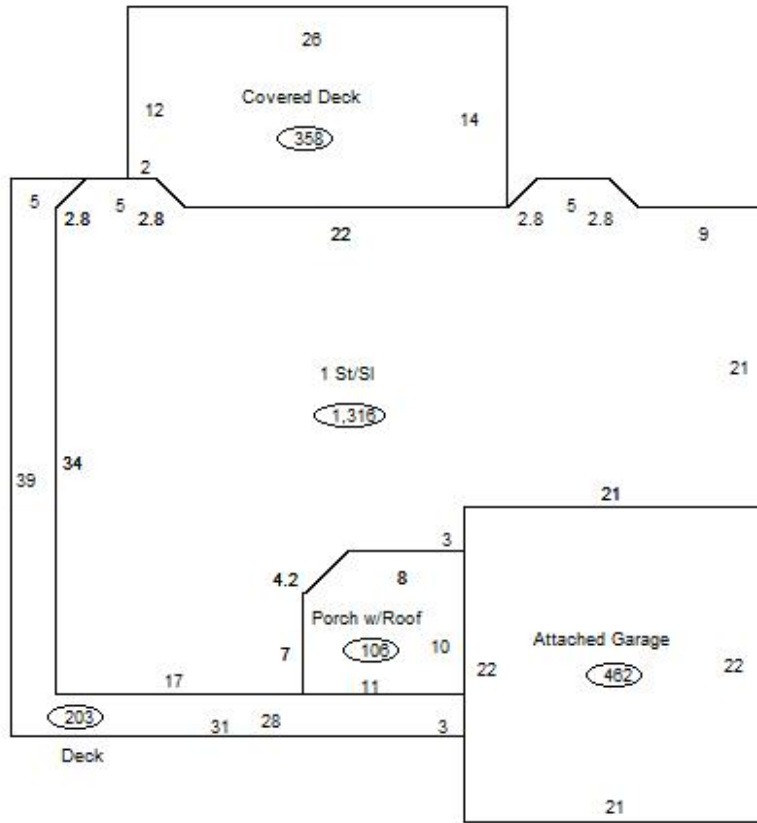
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Sketch Image

660005749



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,316	1.000	1,316
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	106	1.000	106
4	M	WODO		13	WODO	203	1.000	203
5	M	WODC		13	WODC	358	1.000	358
Total Building Area						1,316		1,316