



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:58:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005751 Parcel ID 000000-00-0-00615-004-0003 Cadastral ID 06-22-16-02260 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 335341 FALLEY, MARTHA & GARRY REVOCABLE LIVING TRUST 9966 E WALNUT RD CLAREMORE OK 74017-0000 Parcel Location Situs 09966 S WALNUT RD Subdivision PONDEROSA EXTENDED 2 Lot/Block 0003 / 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: 36.41800271 -95.64941258																																																																																																																									
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Date 04/18/2026
Time 06:58:22
Page 2

Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9020	
Non-Ag Acres	0.2905	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,654.00 x 3.15 = 39,860	
Factor Value		
Adjustments	1.0000	
Lot Value	39,860	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Stone
Base/Total Area	1,702 / 1,702
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,702
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1987 / 29



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	145,957 85.76 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	149,557
Lot Value	39,860
Indicated Value	189,417 111.29 Per SqFt
Agland Value	
Site Improvements	7,896
Total Value	197,313 115.93 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.92	Total Misc Impr	+ 27,641
Roofing Adj	+ 5.18	Garage Cost	+
Subfloor Adj	+ -1.15	Total RCN	= 233,311
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 90,991
Plumbing Adj	+ 5.42	Lump Sums	+ 7,237
Basement Adj	+ 0.00	RCNLD	= 149,557
Adj Base Cost	= 120.84	Lot Value	+ 39,860
Total Area	x 1,702	Indicated Value	= 189,417
Adjusted Cost	= 205,670	Value Per SqFt	111.29

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	13666		250	250	23.41		5,853
PRCH	SLAB PORCH - COVERED	13667		58	58	24.09		1,397
GRAT	GARAGE - ATTACHED	13668	25x23		575	26.60		15,295
WODO	WOOD DECK - OPEN	13669	60x8		480	16.04	6%	7,237

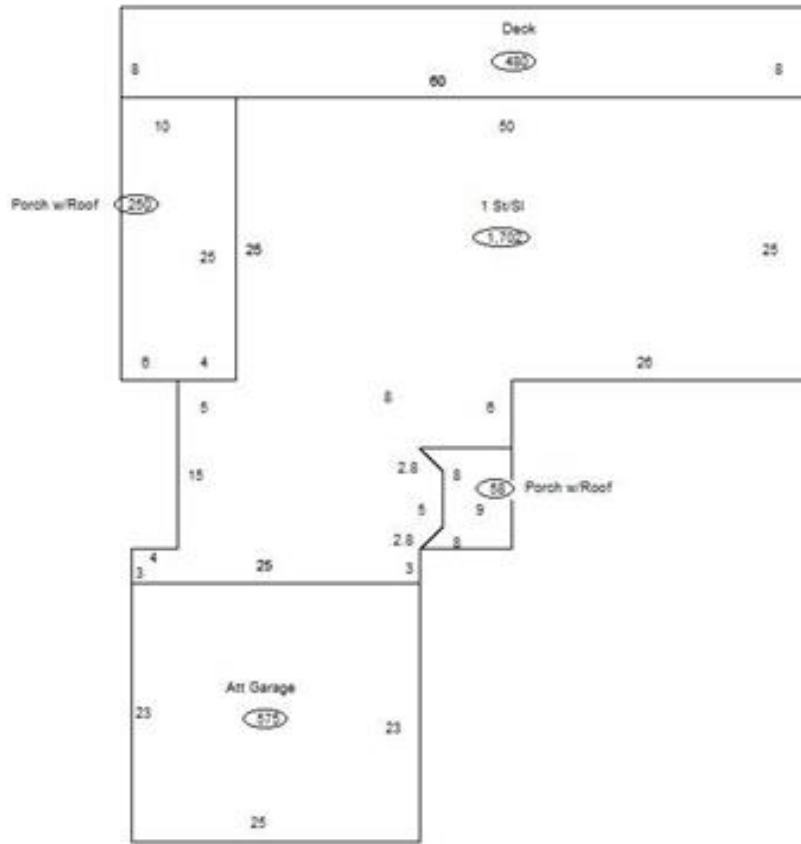


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 Page 3

Sketch Image

660005751



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,702	1.000	1,702
2	M	PRCH		13	SLBC	250	1.000	250
3	M	PRCH		13	SLBC	58	1.000	58
4	M	GRAT		13	Att Gar	575	1.000	575
5	M	WODO		13	WODO	480	1.000	480
Total Building Area						1,702		1,702



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Date 04/18/2026
Time 06:58:23
Page 4

660005751

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			384
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 384)		6,144	6,144		6,144
	CPDT	CARPORT - DETACHED	10x20x0			200
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (9.22 x 200)		1,844	1,844	92	1,752