



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 660005838 Parcel ID 22N17E-06-3-00000-000-0000 Cadastral ID 06-22-17-01600 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 329350 WALENCIAK, JASON D & MALISSA D 13525 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13525 S 4190 RD Subdivision Lot/Block / Parcel Size 1.96 - Acres Sec/Twn/Rng 6 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																												
Legal Description Lat/Long: 36.41439175 -95.53840905																																												
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																														
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Parcel Valuation																																												
Source REAL		Fair Cash		Capped		Asmnt Level		Assessed		Levy Rate 101.660		Current Tax																																
Remove Cap 2020		Land Value 48,864		40,949		11%		4,504		Assessed 11,378		1,156.69																																
Year Frozen 2004		Improvements 154,569		62,487		6,874		Penalty 0		0		0.00																																
Uncapped Value 0		Mobile Home 0		0		0		Exemption 0		0		0.00																																
TIF Project ID 0		Total Value 203,433		103,436		11,378		Total Taxable 11,378		11,378		1,157.00																																
Assessment History																																												
Tax Year		Statement Number		Billed Owner		Tax Area		Total Value		Exemptions		Taxable Value		Billed Tax																														
2025		2025-660005838		WALENCIAK, JASON D &		70		216,255		0		10,836		1,102.00																														
2024		2024-660005838		WALENCIAK, JASON D &		70		114,993		0		10,321		1,076.00																														
2023		2023-660005838		WALENCIAK, JASON D &		70		93,780		0		9,829		1,024.00																														
2022		2022-660005838		WALENCIAK, JASON D &		70		88,176		0		9,361		980.00																														
2021		2021-660005838		WALENCIAK, JASON D &		70		84,164		0		8,915		908.00																														
2020		2020-660005838		WALENCIAK, JASON D &		70		77,188		0		8,491		899.00																														
2019		2019-660005838		LAWRENCE, LARRY &		70		72,083		0		7,929		842.00																														
2018		2018-660005838		LAWRENCE, LARRY &		70		77,361		0		8,510		888.00																														
2017		2017-660005838		KEITH, JERRY		70		76,818		2000		2,761		323.00																														
2016		2016-660005838		KEITH, JERRY		70		74,987		2000		2,762		333.00																														
2015		2015-660005838		KEITH, JERRY		70		73,581		2000		2,761		329.00																														
2014		2014-660005838		KEITH, JERRY		70		73,421		2000		2,761		326.00																														
2013		2013-660005838		KEITH, JERRY		70		71,311		2000		2,761		317.00																														



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1.96		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	108,335.00 x .45 = 48,864		
Factor Value			
Adjustments	1.0000		
Lot Value	48,864		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/30/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,584 / 1,584
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,584
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	162,723	102.73	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	92.43	Total Misc Impr	+	2,301			
Roofing Adj	+ 4.27	Garage Cost	+				
Subfloor Adj	+ -1.16	Total RCN	=	185,871			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	85,501			
Plumbing Adj	+ 8.88	Lump Sums	+	12,575			
Basement Adj	+ 0.00	RCNLD	=	112,945			
Adj Base Cost	= 115.89	Lot Value	+	48,864			
Total Area	x 1,584	Indicated Value	=	161,809			
Adjusted Cost	= 183,570	Value Per SqFt		102.15			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,945		
Lot Value	48,864		
Indicated Value	161,809	102.15	Per SqFt
Agland Value			
Site Improvements	41,624		
Total Value	203,433	128.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	13822	12x8		96	23.97		2,301
WODC	Wood Deck - Covered	164085	28x16		448	28.07		12,575



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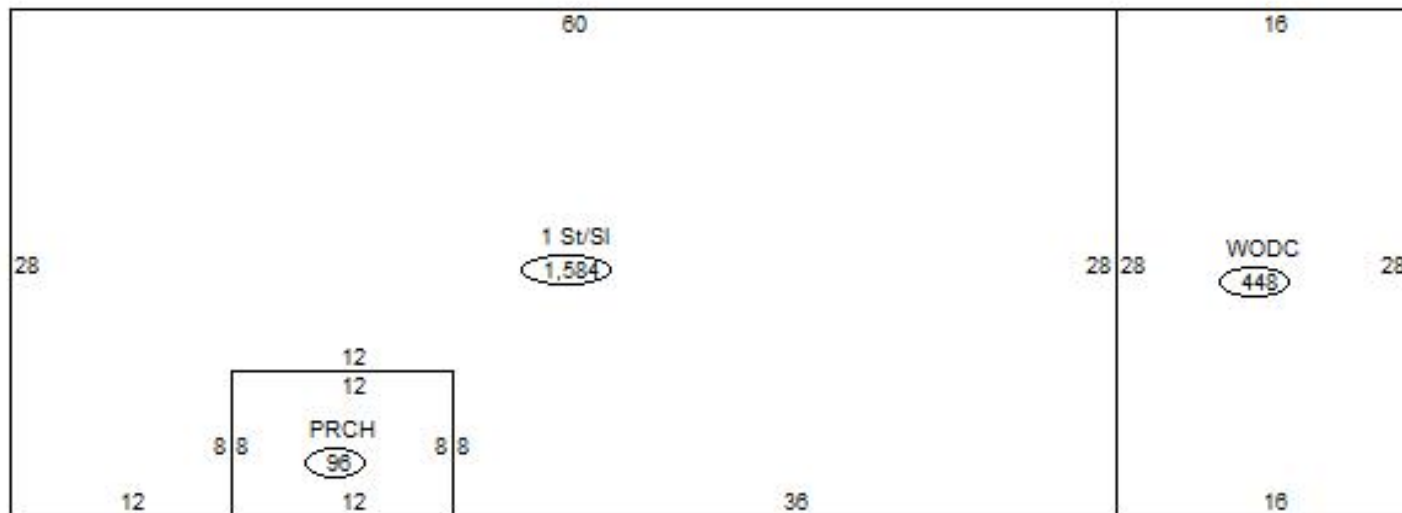
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,584	1.000	1,584
2	M	PRCH		13	PRCH	96	1.000	96
3	M	WODC		13	WODC	448	1.000	448
Total Building Area						1,584		1,584



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x30x10	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (29.21 x 1,500)	43,815	43,815	2,191	41,624