



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 | 660013327 | | | | | | | | |
| Parcel ID | 21N16E-13-3-00000-000-0000 | | | | | | | | |
| Cadastral ID | 13-21-16-00950 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RA | VI Area 1 | | | | | | | |
| Tax Area | 5 - JUSTUS RURAL/NO FIRE | | | | | | | | |
| Name ID | 96614 | | | | | | | | |
| WALKER, JIM L TRUST | | | | | | | | | |
| JIM L WALKER TRUSTEE | | | | | | | | | |
| PO BOX 905 CLAREMORE OK 74018-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 21701 S 4180 RD | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 47.47 - Acres | | | | | | |
| Sec/Twn/Rng | 13 / 21 / 16 / 3 | | | | | | | | |
| Neighborhood | 2116 - UNPLATTED | | | | | | | | |
| School District | S009 - JUSTUS-TIAWAH SCHOOLS | | | | | | | | |
| Legal Description | | | | | | | | | |
| Lat/Long: 36.29863229 -95.55801953 | | | | | | | | | |
| TR IN PT S2 NW & N2 SW, BEG SE/C S2 NW, N 663.87' TO SLY ROW OLD HWY 20, S 55-15 W ALG ROW/L 552.39', SWLY ALG HWY 1025.61' TO POB, S 675.95', E 470.9'M S 55-27 E 301.70', S 559.60', W 1283.77', N 24-52 W 272.41', N 25-32 W 1237', TO N/L NW SW, N 675' TO SLY ROW HWY 20, SELY ALG HWY TO POB | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R19 | R21- CHANGING EXT WALL | 12/2019 | 09/2020 | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| 906/870 | WALKER, JIM L TRUST | 02/18/1993 | 0 | No | | | | | |
| 905/105 | SELLER | 01/20/1993 | 0 | No | | | | | |
| 847/278 | | | 0 | No | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 83.050 | Current Tax | |
| Remove Cap | 0 | Land Value | 5,428 | 1,902 | 11% | 209 | Assessed | 17,803 1,478.54 | |
| Year Frozen | 2011 | Improvements | 456,454 | 159,948 | | 17,594 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -84.00 | |
| TIF Project ID | 0 | Total Value | 461,882 | 161,850 | | 17,803 | Total Taxable | 16,803 1,395.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660013327 | WALKER, JIM L TRUST | 5 | 399,719 | 1000 | 16,804 | 1,396.00 | | |
| 2024 | 2024-660013327 | WALKER, JIM L TRUST | 5 | 376,136 | 1000 | 16,804 | 1,402.00 | | |
| 2023 | 2023-660013327 | WALKER, JIM L TRUST | 5 | 350,812 | 1000 | 16,803 | 1,399.00 | | |
| 2022 | 2022-660013327 | WALKER, JIM L TRUST | 5 | 343,695 | 1000 | 16,804 | 1,398.00 | | |
| 2021 | 2021-660013327 | WALKER, JIM L TRUST | 5 | 334,266 | 1000 | 16,804 | 1,425.00 | | |
| 2020 | 2020-660013327 | WALKER, JIM L TRUST | 5 | 304,392 | 1000 | 16,803 | 1,423.00 | | |
| 2019 | 2019-660013327 | WALKER, JIM L TRUST | 5 | 281,359 | 1000 | 16,803 | 1,455.00 | | |
| 2018 | 2018-660013327 | WALKER, JIM L TRUST | 5 | 295,185 | 1000 | 16,803 | 1,457.00 | | |
| 2017 | 2017-660013327 | WALKER, JIM L TRUST | 5 | 290,239 | 1000 | 16,803 | 1,370.00 | | |
| 2016 | 2016-660013327 | WALKER, JIM L TRUST | 5 | 283,889 | 1000 | 16,804 | 1,433.00 | | |
| 2015 | 2015-660013327 | WALKER, JIM L TRUST | 5 | 256,300 | 1000 | 16,804 | 1,420.00 | | |
| 2014 | 2014-660013327 | WALKER, JIM L TRUST | 5 | 259,329 | 1000 | 16,803 | 1,442.00 | | |
| 2013 | 2013-660013327 | WALKER, JIM L TRUST | 5 | 246,100 | 1000 | 16,804 | 1,464.00 | | |



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| Lot Data | |
|-----------------|--------------|
| Lot Size | - |
| Lot Count | |
| Units Buildable | |
| Non-Ag Acres | 0 |
| Topography | |
| Street Access | |
| Utilities | |
| Amenities | LAND QUALITY |
| Method | |
| Base Lot Value | |
| Factor Value | |
| Adjustments | |
| Lot Value | |



| Residential Data | |
|------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3.5 - Average |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 80% Rustic Log 20% Frame, Siding, Wood |
| Base/Total Area | 2,120 / 3,224 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,120 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 2 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1992 / 26 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

| Direct Comparables | |
|--------------------|-------------|
| Selection Model | A Adam Test |
| Adjustment Model | NewTest |
| Comparables | |
| Indicated Value | |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|-----------------|-----------|------------------|---------|---------------------|-----------|
| Base Cost | 95.09 | Total Misc Impr | + 6,430 | Roofing Adj | + 3.49 | Garage Cost | + 381,446 |
| Subfloor Adj | + -2.24 | Total RCN | = 122,063 | Heat/Cool Adj | + 14.47 | Depreciation (32%) | - 4,465 |
| Plumbing Adj | + 5.51 | Lump Sums | + 263,848 | Basement Adj | + 0.00 | RCNLD | = 116.32 |
| Adj Base Cost | = 116.32 | Lot Value | + 263,848 | Total Area | x 3,224 | Indicated Value | = 375,016 |
| Adjusted Cost | = 375,016 | Value Per SqFt | 81.84 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 263,848 | | |
| Lot Value | | | |
| Indicated Value | 263,848 | 81.84 | Per SqFt |
| Agland Value | 5,428 | | |
| Site Improvements | 192,606 | | |
| Total Value | 721,265 | 223.72 | 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 | 6,429.63 | | 6,430 |
| WODC | WOOD DECK - COVERED | 32101 | 9x4 | | 36 | 59.77 | | 2,152 |
| WODO | WOOD DECK - OPEN | 32102 | 9x8 | | 72 | 32.12 | | 2,313 |



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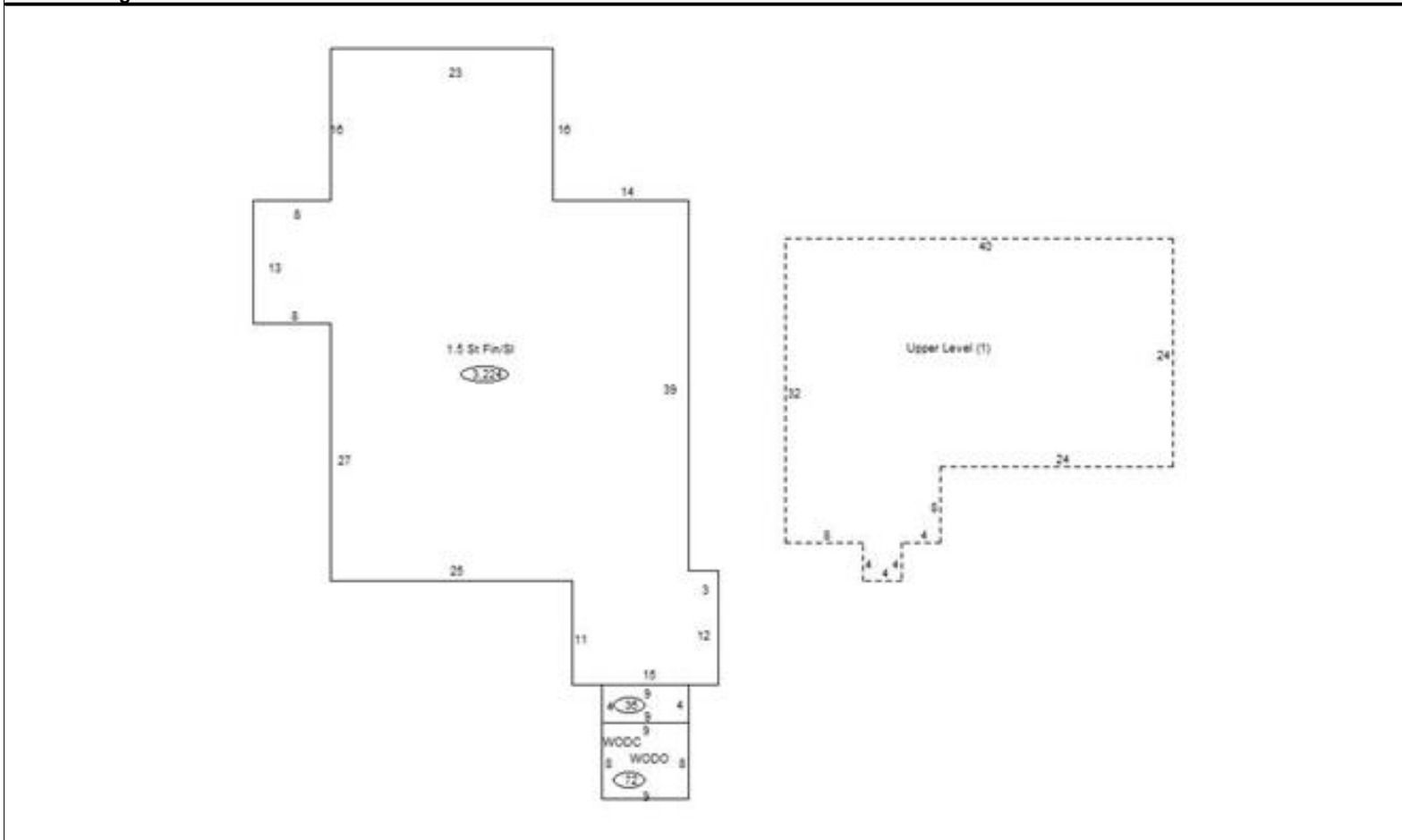
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Sketch Image

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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/SI | 2,120 | 1.521 | 3,224 |
| 2 | M | WODC | | 13 | WODC | 36 | 1.000 | 36 |
| 3 | M | WODO | | 13 | WODO | 72 | 1.000 | 72 |
| 4 | U | ^UL | | 13 | Upper Level (1) | 1,104 | 1.000 | 1,104 |
| Total Building Area | | | | | | 2,120 | | 3,224 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|---------------------------|--------------------|-----------------------|------------|--------------------------------|--------------|
|  | UTIL | SHOP BUILDING | 0x0x0 | | | 2,400 |
| | Qual | 3 | Cond 3 | Year 2001 | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (26.95 x 2,400) | 64,680 | | 64,680 | | 64,680 |
|  | UTIL | SHOP BUILDING | 0x0x0 | | | 960 |
| | Qual | 2 | Cond 3 | Year 2001 | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (29.97 x 960) | 28,771 | | 28,771 | | 28,771 |
|  | TNCT | TENNIS COURT | 0x0x0 | | | 1 |
| | Qual | 3 | Cond 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (40% Phys/ % Func) | RCNLD |
| | Base Cost (49,800.00 x 1) | 49,800 | | 49,800 | 19,920 | 29,880 |
|  | SV | SWIM VINYL | 0x0x0 | | | 1 |
| | Qual | 3 | Cond 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (60% Phys/ % Func) | RCNLD |
| | Base Cost (25,000.00 x 1) | 25,000 | | 25,000 | 15,000 | 10,000 |
|  | UTIL | SHOP BUILDING | 40x60x0 | | | 2,400 |
| | Qual | 3 | Cond 3 | Year | Eff Age 1520 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (10% Phys/ % Func) | RCNLD |
| | Base Cost (25.82 x 2,400) | 61,968 | | 61,968 | 6,197 | 55,771 |
|  | CPDT | CARPORT - DETACHED | 12x20x0 | | | 240 |
| | Qual | 3 | Cond 3 | Year | Eff Age 1520 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (10.33 x 240) | 2,479 | | 2,479 | | 2,479 |
|  | LNT0 | LEAN TO - ATTACHED | 55x10x0 | | | 550 |
| | Qual | 3 | Cond 3 | Year | Eff Age 1520 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (9.32 x 550) | 5,126 | | 5,126 | 4,101 | 1,025 |



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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 |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| BC | BATES-COLLINSVILLE COMPLE | NTV PST | 51 | | | 16.377 | 122 | 122 | 2,005 | 2,005 |
| BDC2 | BATES-DENNIS SOILS 3-5% S | NTV PST | 59 | | | 20.026 | 142 | 142 | 2,836 | 2,836 |
| BR | BREAKS-ALLUVIAL LAND COMP | TMBR | 30 | | | 2.029 | 54 | 54 | 110 | 110 |
| CO | COLLINSVILLE STONY LOAM | NTV PST | 22 | | | 9.039 | 53 | 53 | 477 | 477 |
| NTV PST Totals | | | | | | 47.470 | | | 5,428 | 5,428 |
| Total Agland | | | | | | 47.470 | | | 5,428 | 5,428 |