



# 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	660014626				<p>660014626_002.JPG 12/15/2025</p>				
Parcel ID	21N17E-15-2-00000-000-0000								
Cadastral ID	15-21-17-00600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 3							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	335060								
WALDRUP, LARRY DALE									
20905 S 4220 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20905 S 4220 RD								
Subdivision									
Lot/Block	/	Parcel Size	40 - Acres						
Sec/Twn/Rng	15 / 21 / 17 / 2								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.30281371 -95.48596188									
Building Permits									
NE SW NW & SW NW NW & N2 NW NW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	WALDRUP, WAYNE V & WAHLELE S-T	07/09/2021	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value	2,794	1,460	11%	161	Assessed	5,139	505.27
Year Frozen	2023	Improvements	86,583	45,252		4,978	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	89,377	46,712		5,139	Total Taxable	4,139	417.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660014626	WALDRUP, LARRY DALE	94	63,594	1000	4,138	416.00		
2024	2024-660014626	WALDRUP, LARRY DALE	94	72,195	1000	4,138	449.00		
2023	2023-660014626	WALDRUP, LARRY DALE	94	84,296	1000	4,138	458.00		
2022	2022-660014626	WALDRUP, LARRY DALE	94	84,291	0	4,989	538.00		
2021	2021-660014626	WALDRUP, LARRY DALE	94	77,126	1000	3,843	416.00		
2020	2020-660014626	WALDRUP, WAYNE V & WAHLELE S	94	78,899	1000	3,843	413.00		
2019	2019-660014626	WALDRUP, WAYNE V & WAHLELE S	94	74,512	1000	3,844	407.00		
2018	2018-660014626	WALDRUP, WAYNE V & WAHLELE S	94	81,245	1000	3,844	411.00		
2017	2017-660014626	WALDRUP, WAYNE V & WAHLELE S	94	79,524	1000	3,844	406.00		
2016	2016-660014626	WALDRUP, WAYNE V & WAHLELE S	94	77,135	1000	3,843	404.00		
2015	2015-660014626	WALDRUP, WAYNE V & WAHLELE S	94	75,457	1000	3,843	413.00		
2014	2014-660014626	WALDRUP, WAYNE V & WAHLELE S	94	78,975	1000	3,843	402.00		
2013	2013-660014626	WALDRUP, WAYNE V & WAHLELE S	94	76,194	1000	3,844	397.00		



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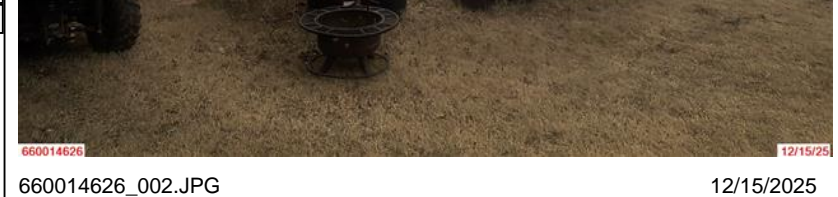
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

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, Vinyl
Base/Total Area	1,736 / 1,736
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished 3 Stalls
Remodel	RMA -
Year/Eff Age	1940 / 65



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	94.51	Total Misc Impr	+ 19,231				
Roofing Adj	+ 5.15	Garage Cost	+ 20,480				
Subfloor Adj	+ 1.15	Total RCN	= 249,923				
Heat/Cool Adj	+ 11.47	Depreciation ( 69%)	- 172,447				
Plumbing Adj	+ 8.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 77,476				
Adj Base Cost	= 121.09	Lot Value	+ 77,476				
Total Area	x 1,736	Indicated Value	= 77,476				
Adjusted Cost	= 210,212	Value Per SqFt	44.63				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,476		
Lot Value			
Indicated Value	77,476	44.63	Per SqFt
Agland Value	2,794		
Site Improvements	9,107		
Total Value	166,853	96.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35389	332		332	23.19		7,699
EPSW	ENCLOSED PORCH - SOLID WALL	35390	10x10		100	62.98		6,298
PATO	Patio - Open	35391	44x6		264	8.97		2,368
PATO	Patio - Open	185283	10x8		80	10.86		869
WDBS	Wood Burning Stove		1		1	1,996.59		1,997



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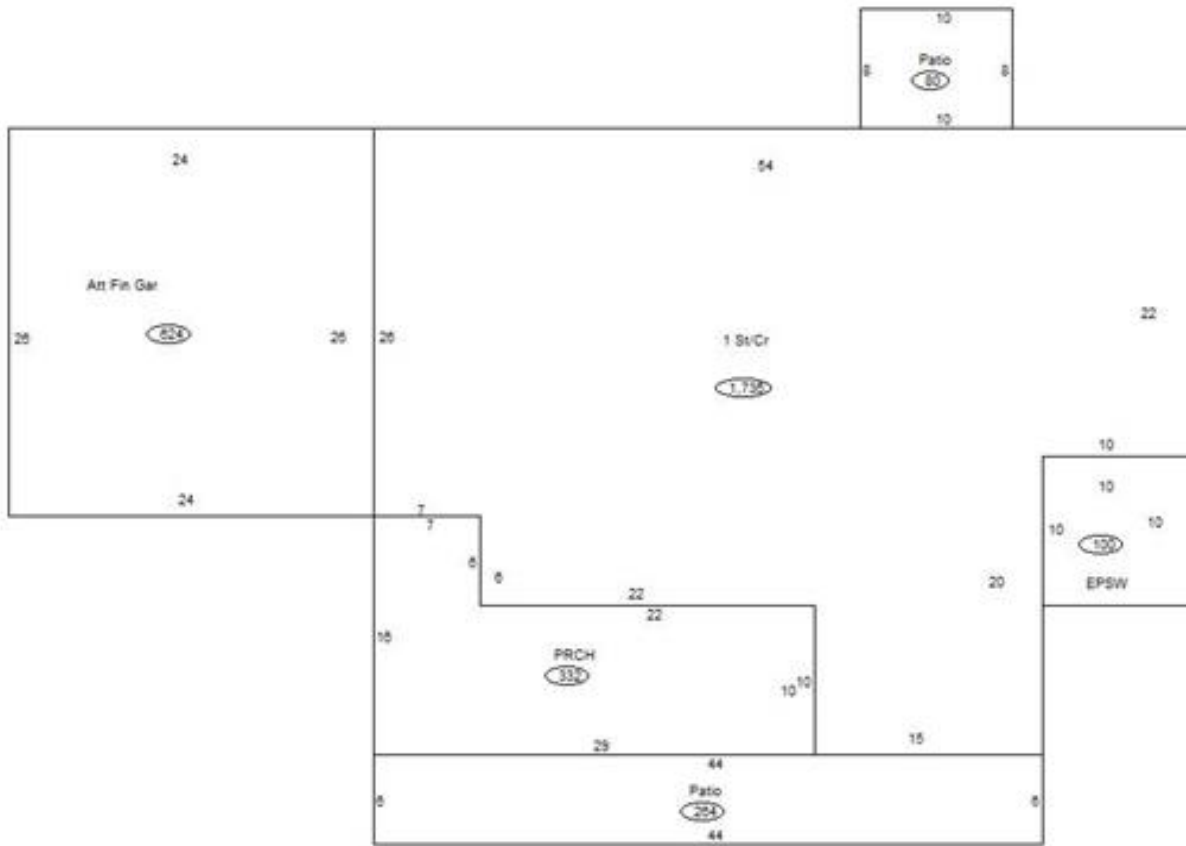
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,736	1.000	1,736
2	G	5		10	Att Fin Gar	624	1.000	624
3	M	PRCH		10	PRCH	332	1.000	332
4	M	EPSW		10	EPSW	100	1.000	100
5	M	PATO		10	Patio	264	1.000	264
6	M	PATO		10	Patio	80	1.000	80
<b>Total Building Area</b>						<b>1,736</b>		<b>1,736</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Formed Metal	200
	<b>Qual</b> 2	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.52 x 200)		3,904	3,904	1,796	2,108
	LOAF	LOAFING SHED	10x20x8	Plank	Composition Shingle	200
	<b>Qual</b> 3	<b>Cond</b> 2	<b>Year</b> 1990	<b>Eff Age</b> 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.61 x 200)		2,522	2,522	2,018	504
	SHDS	Shed - Small	8x16x8	Dirt	Galvanized Metal	128
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 1990	<b>Eff Age</b> 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.81 x 128)		1,768	1,768	1,414	354
	SHDS	Shed - Small	12x20x8	Plank	Galvanized Metal	240
	<b>Qual</b> 2	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.59 x 240)		4,222	4,222	2,998	1,224
	LOAF	LOAFING SHED - NCV	55x60x10	Dirt	Galvanized Metal	3,300
	<b>Qual</b> 0	<b>Cond</b>	<b>Year</b> 1985	<b>Eff Age</b>		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.36 x 3,300)		20,988	20,988	20,988	
	BNGP	Barn - General Purpose	30x35x10	Dirt	Galvanized Metal	1,050
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 1970	<b>Eff Age</b> 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.51 x 1,050)		20,486	20,486	15,569	4,917



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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	TMBR	51			7.088	92	92	651	651
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.022	54	54	109	109
CO	COLLINSVILLE STONY LOAM	NTV PST	22			18.392	53	53	971	971
CO	COLLINSVILLE STONY LOAM	TMBR	22			6.973	40	40	276	276
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.461	168	168	749	749
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.063	36	36	38	38
<b>TMBR Totals</b>						40.000			2,794	2,794
<b>Total Agland</b>						40.000			2,794	2,794