



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:29:37  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016912 <b>Parcel ID</b> 22N16E-18-2-00000-000-0000 <b>Cadastral ID</b> 18-22-16-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 340663 TUCKER, MICHAEL & KAREN F WALLIS TRUST 15505 S 4130 RD CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 15505 S 4130 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 16.07 - Acres <b>Sec/Twn/Rng</b> 18 / 22 / 16 / 2 <b>Neighborhood</b> 6030 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.38780132 -95.64835518					<b>Building Permits</b> <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>R26</td> <td>NEW RMA</td> <td>02/2026</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R26	NEW RMA	02/2026																																																																																																								
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Lot Data		Square-Foot - UNPLATTED (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value				<b>GRM Approach</b>				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent 0.00				
Lot Value				Indicated Value				
<b>Residential Data</b>				<b>Multiple Regression</b>				
Type	1 Single Family Residence			MRA Code 1 Test				
Condition	3 - Average			Adusted R 0.8445				
Quality	2 - Fair			Indicated Value 52,458 87.43 Per SqFt				
Architecture				<b>Direct Comparables</b>				
Style	100% One Story			Selection Model 1 Res				
Exterior Wall	100% Frame, Siding, Wood			Adjustment Model A2 AO Test				
Base/Total Area	600 / 600			Comparables				
Style	100% One Story			Indicated Value				
HVAC	100% Electric Baseboard			<b>Value Reconciliation</b>				
Roof Cover	1 Composition Shingle			Selected Approach Cost Approach				
Area on Slab	600			Improvements 40,292				
Fixture/RghIn	/			Lot Value				
Bed/F/H Bath	1 / 1.0 /			Indicated Value 40,292 67.15 Per SqFt				
Basement Area				Aglard Value 1,048				
Garage Type				Site Improvements				
Remodel				Total Value 41,340 68.90 Total Value Per SqFt				
Year/Eff Age	1976 / 38							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	105.40	Total Misc Impr	+	6,343				
Roofing Adj	+ 4.74	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	79,003				
Heat/Cool Adj	+ 0.79	Depreciation ( 49%)	-	38,711				
Plumbing Adj	+ 10.17	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	40,292				
Adj Base Cost	= 121.10	Lot Value	+					
Total Area	x 600	Indicated Value	=	40,292				
Adjusted Cost	= 72,660	Value Per SqFt		67.15				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141743	26x12		312	20.33		6,343



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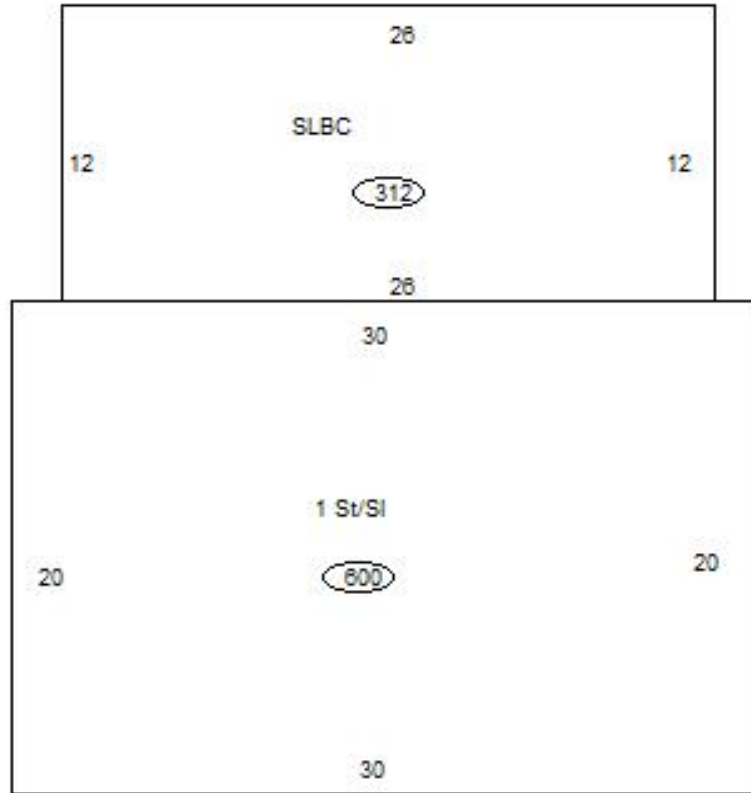
Date 04/16/2026

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### Sketch Image

660016912



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	600	1.000	600
2	M	PRCH		10	SLBC	312	1.000	312
<b>Total Building Area</b>						600		600



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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	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	3,844 / 3,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,844
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	720 Carport - Gable Roof
Remodel	
Year/Eff Age	1976 / 38

Cost Approach		Manual : 01/2025	
Base Cost	102.48	Total Misc Impr	+ 27,049
Roofing Adj	+ 4.85	Garage Cost	+ 9,288
Subfloor Adj	+ -3.13	Total RCN	= 514,877
Heat/Cool Adj	+ 14.47	Depreciation ( 84%)	- 432,497
Plumbing Adj	+ 5.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 82,380
Adj Base Cost	= 124.49	Lot Value	+ 82,380
Total Area	x 3,844	Indicated Value	= 82,380
Adjusted Cost	= 478,540	Value Per SqFt	21.43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	82,380
Lot Value	
Indicated Value	82,380
Agland Value	21.43 Per SqFt
Site Improvements	15,717
Total Value	98,097
	25.52 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
PRCH	SLAB PORCH - COVERED	40741	44x6		264	28.59		7,548
PRCH	SLAB PORCH - COVERED	141744	26x18		468	27.93		13,071
SHLT	STORM SHELTER			1	2019	0.00		



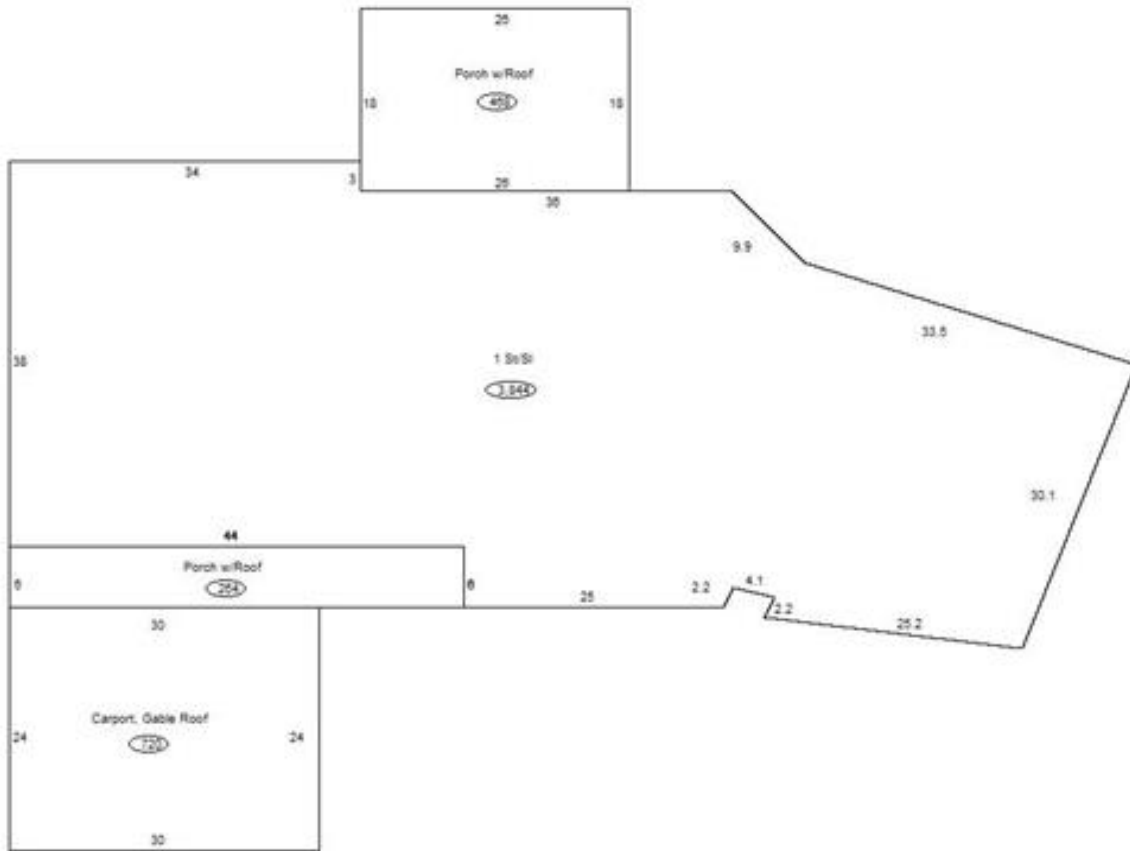
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	3,844	1.000	3,844
2	M	PRCH		20	SLBC	264	1.000	264
3	G	3		20	Carport, Gable Roof	720	1.000	720
4	M	PRCH		20	SLBC	468	1.000	468
<b>Total Building Area</b>						<b>3,844</b>		<b>3,844</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HS	HAY SHED	40x70x0			2,800
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
		Base Cost (4.68 x 2,800)	13,104		13,104	13,104
	STF	STG FAIR	10x30x0			300
	Qual	2	Cond	3	Year	Eff Age 1520
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
		Base Cost (4.68 x 300)	1,404		1,404 1,123	281
	STF	STG FAIR	10x24x0			240
	Qual	2	Cond	3	Year	Eff Age 1520
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>
		Base Cost (4.68 x 240)	1,123		1,123 674	449
	LT	LEAN-TO	16x36x0			576
	Qual	2	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>
		Base Cost (2.92 x 576)	1,682		1,682 1,009	673
	LT	LEAN-TO	16x36x0			576
	Qual	3	Cond	2	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>
		Base Cost (2.92 x 576)	1,682		1,682 1,009	673
	LT	LEAN-TO	10x46x0			460
	Qual	3	Cond	2	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>
		Base Cost (2.92 x 460)	1,343		1,343 806	537
	SV	SWIM VINYL	0x0x0			1
	Qual		Cond		Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
		Base Cost (25,000.00 x 1)	25,000		25,000 25,000	



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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
SO	SOGN SOILS	TMBR	15		0	5.070	27	27	137	137
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	2.000	85	85	169	169
<b>TMBR Totals</b>						7.070			306	306
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	3.000	108	108	324	324
SO	SOGN SOILS	NTV PST	15		0	4.000	36	36	144	144
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67		0	1.000	161	161	161	161
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	1.000	113	113	113	113
<b>NTV PST Totals</b>						9.000			742	742
<b>Total Agland</b>						16.070			1,048	1,048