



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:35:02
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018826 Parcel ID 000000-00-0-00039-001-0049 Cadastral ID 21-22-17-01930 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 271180 WALTERS, JESSE 18323 BIG VALLEY DR CLAREMORE OK 74017-0000 Parcel Location Situs 18323 E BIG VALLEY DR Subdivision BIG VALLEY ESTATES 3 Lot/Block 0049 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 21 / 22 / 17 / 5 Neighborhood 1005 - R-V02-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>T:\Appraisers\ROB STUFF\001.JPG 1/31/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.37457714 -95.49943712 LOTS 48 & 49 BLOCK 1 BIG VALLEY ESTATES 3																																																																																																																									
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Date 04/16/2026
 Time 23:35:02
 Page 2

Lot Data		Square-Foot - NBHD 1005 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	312,675.00 x .16 =	48,614
Factor Value		
Adjustments	1.0000	
Lot Value		48,614



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/12/2020

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Vinyl
Base/Total Area	1,128 / 1,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,128
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 45

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	179,617 159.23 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	95,888
Lot Value	48,614
Indicated Value	144,502 128.10 Per SqFt
Agland Value	
Site Improvements	13,233
Total Value	157,735 139.84 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.60	Total Misc Impr	+ 13,808				
Roofing Adj	+ 5.76	Garage Cost	+ 25,260				
Subfloor Adj	+ -3.69	Total RCN	= 191,777				
Heat/Cool Adj	+ 14.47	Depreciation (50%)	- 95,889				
Plumbing Adj	+ 6.24	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 95,888				
Adj Base Cost	= 135.38	Lot Value	+ 48,614				
Total Area	x 1,128	Indicated Value	= 144,502				
Adjusted Cost	= 152,709	Value Per SqFt	128.10				

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	45671	20x10		200	28.80		5,760
PATO	SLAB PORCH - OPEN	45672	16x8		128	12.64		1,618



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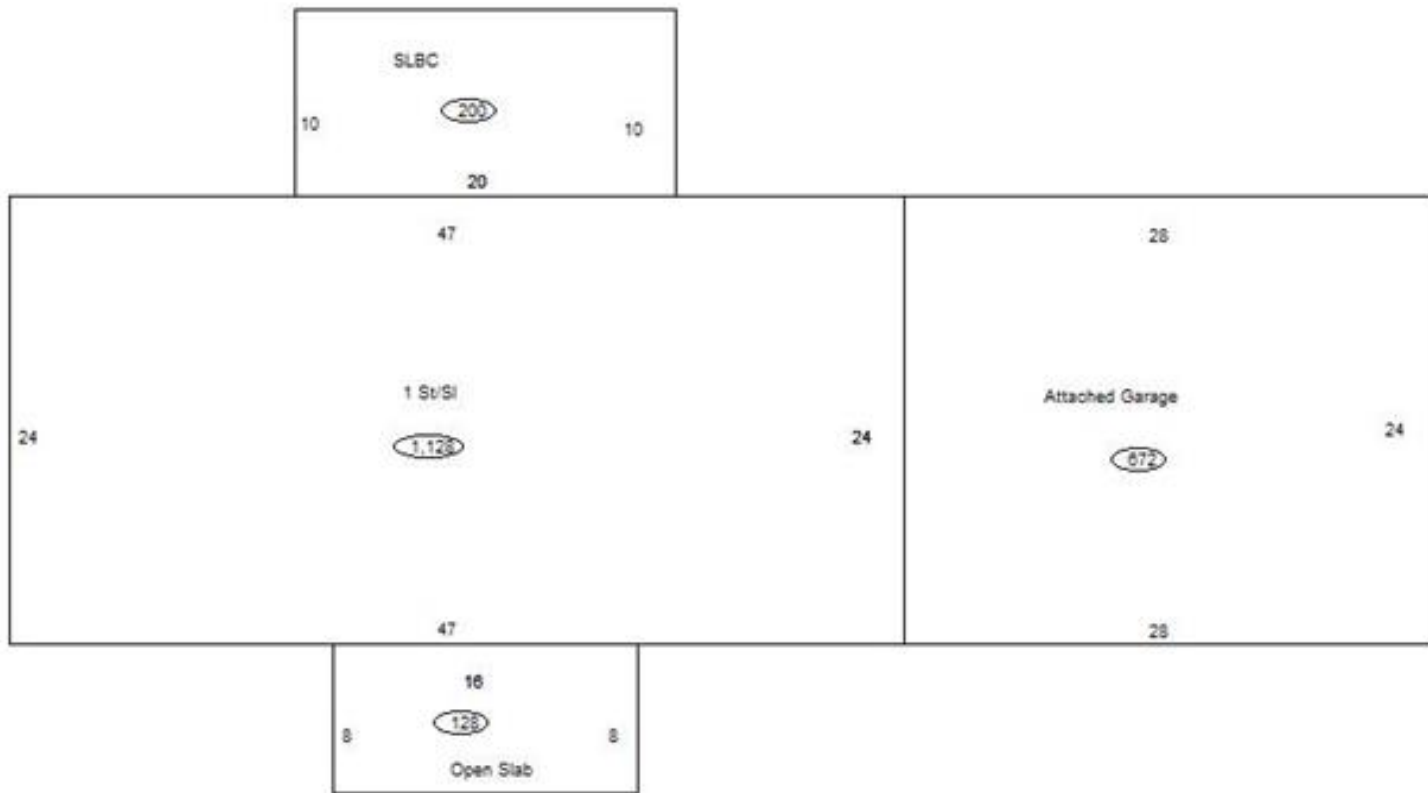
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Date 04/16/2026
Time 23:35:02
Page 3

Sketch Image

660018826



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,128	1.000	1,128
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	200	1.000	200
4	M	PATO		10	Open Slab	128	1.000	128
Total Building Area						1,128		1,128



Rogers




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Date 04/16/2026
 Time 23:35:02
 Page 4

660018826

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x8x6	Concrete	Galvanized Metal	64	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ 80% Func)	RCNLD	
		Base Cost (30.38 x 64)	1,944		1,944	1,614	330
	UTIL	Shop Building	30x18x6	Concrete	Formed Metal	540	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (31.86 x 540)	17,204		17,204	4,301	12,903
	PCPT	Carport - Portable	18x20x6	Gravel	Formed Metal	360	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.20 x 360)	1,512		1,512	1,512	



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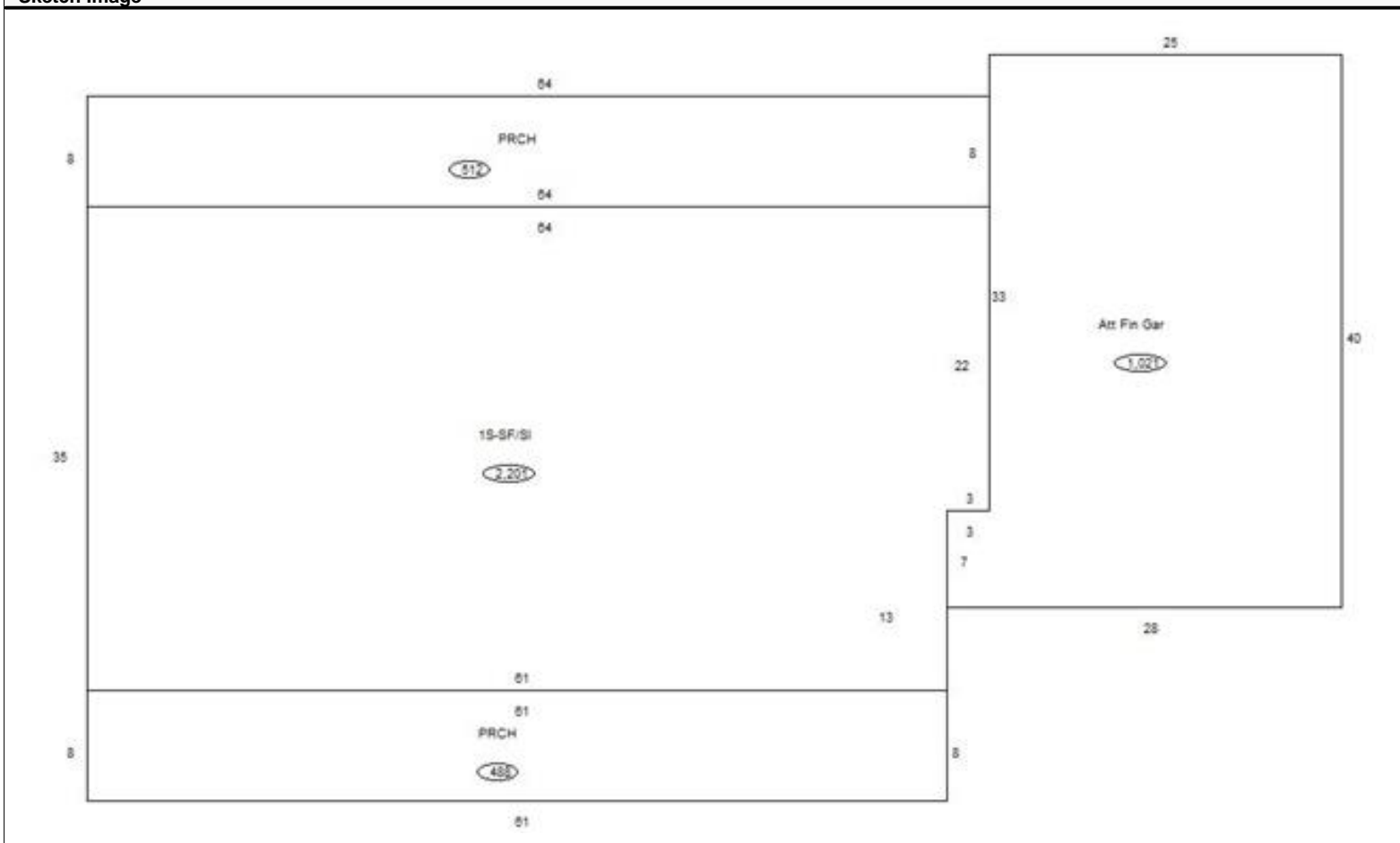
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 Time 23:35:03
 Page 6

Sketch Image

660018826



Sketch Vector Information

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1	R	1	Slab	10	1S-SF/Sl	2,201	1.000	2,201
2	G	5		10	Att Fin Gar	1,021	1.000	1,021
3	M	PRCH		10	PRCH	488	1.000	488
4	M	PRCH		10	PRCH	512	1.000	512
Total Building Area						2,201		2,201