



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	660019944								
Parcel ID	21N16E-23-1-00000-000-0000								
Cadastral ID	23-21-16-00600								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	305393								
WALDEN, RONALD & KAREN									
22064 S 4180 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	22064 S 4180 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.64 - Acres						
Sec/Twn/Rng	23 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.29100196 -95.56184327									
S 440' N 880' E2 NE NE LESS W 200' THEREOF.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 339	NEW SFR 30X33 990 SQ FT	10/2024		90,000					
R2017 04 11	R19-NEW 2400 SQ FT SFR	04/2017	05/2018	25,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2189/681	FROMAN, SHIRLEY S	08/16/2011	50,000	YES					
1124/169	DEAN, GARY	06/20/1998	27,000	No					
946/241	DEAN, RUSSELL M	02/11/1994	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	80,560	49,276	11%	5,420	Assessed	19,802	
Year Frozen	0	Improvements	153,418	130,747		14,382	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	233,978	180,023		19,802	Total Taxable	18,802	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019944	WALDEN, RONALD & KAREN	5	227,607	1000	18,226	1,514.00		
2024	2024-660019944	WALDEN, RONALD & KAREN	5	238,809	1000	17,666	1,474.00		
2023	2023-660019944	WALDEN, RONALD & KAREN	5	173,903	1000	17,122	1,426.00		
2022	2022-660019944	WALDEN, RONALD & KAREN	5	175,202	1000	16,595	1,380.00		
2021	2021-660019944	WALDEN, RONALD & KAREN	5	157,195	1000	16,082	1,364.00		
2020	2020-660019944	WALDEN, RONALD & KAREN	5	154,316	1000	15,585	1,319.00		
2019	2019-660019944	WALDEN, RONALD & KAREN	5	146,378	0	16,102	1,394.00		
2018	2018-660019944	WALDEN, RONALD & KAREN	5	41,060	0	4,517	392.00		
2017	2017-660019944	WALDEN, RONALD & KAREN	5	41,060	0	4,517	368.00		
2016	2016-660019944	WALDEN, RONALD & KAREN	5	41,060	0	4,517	385.00		
2015	2015-660019944	WALDEN, RONALD & KAREN	5	41,060	0	4,517	382.00		
2014	2014-660019944	WALDEN, RONALD & KAREN	5	41,060	0	4,517	388.00		
2013	2013-660019944	WALDEN, RONALD & KAREN	5	41,060	0	4,517	393.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	4.64		
Non-Ag Acres	4.647		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	202,422.00 x .40 = 80,560		
Factor Value			
Adjustments	1.0000		
Lot Value	80,560		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-17\IMG_00 10/17/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	1,200 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	243,786 203.16 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	153,418
Lot Value	80,560
Indicated Value	233,978 194.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	233,978 194.98 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.26	Total Misc Impr	+ 0
Roofing Adj	+ 4.73	Garage Cost	+ 26,172
Subfloor Adj	+ 0.00	Total RCN	= 156,324
Heat/Cool Adj	+ 10.30	Depreciation (6%)	- 9,379
Plumbing Adj	+ 4.17	Lump Sums	+ 6,473
Basement Adj	+ 0.00	RCNLD	= 153,418
Adj Base Cost	= 108.46	Lot Value	+ 80,560
Total Area	x 1,200	Indicated Value	= 233,978
Adjusted Cost	= 130,152	Value Per SqFt	194.98

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	138717	20x9		180	35.96		6,473



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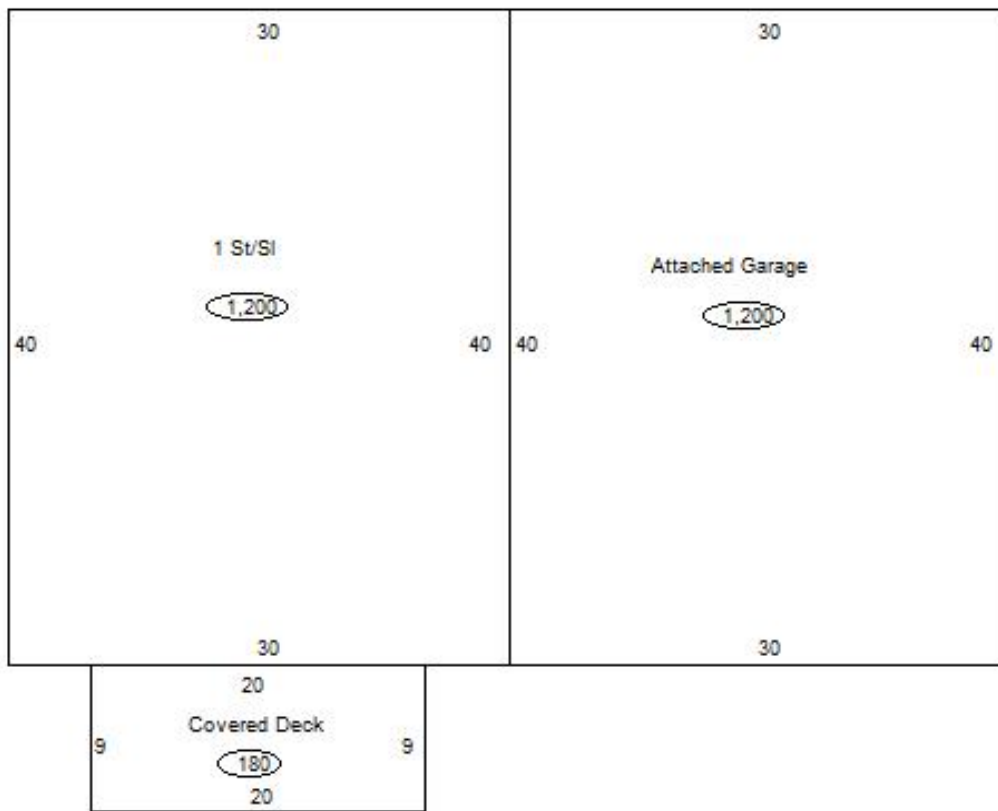
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Sketch Image

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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	1,200	1.000	1,200
2	G	1		13	Attached Garage	1,200	1.000	1,200
3	M	WODC		13	WODC	180	1.000	180
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					