



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 660020507 Parcel ID 000000-00-0-0 Cadastral ID 24-21-16-03120 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 337071 CARTER, KIMMALEE RAY & SHAWN JAYSON 22636 S PONY LAKE DR CLAREMORE OK 74019-0000 Parcel Location Situs 22636 E PONY LAKE DR Subdivision PONY LAKE ESTATES Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 16 / 5 Neighborhood 1086 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (130)\IMG_0025.JPG 1/10/2023</p>														
Legal Description Lat/Long: 36.28245396 -95.55156367																			
LOT 13 BLOCK 1 PONY LAKE ESTATES					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	33,300	/	WALKER, JOE D &	01/06/2022	305,000	WG										
					1971/157	GUINN & THOMAS BUILDERS-LLC	08/04/2008	160,000	YES										
					1941/754	HOFFMAN, MERLE R	03/24/2008	50,000	YES										
					807/322			106,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	2023		Land Value	103,657	103,657	11%	11,402	Assessed	33,300 2,765.56										
Year Frozen	0		Improvements	199,069	199,069		21,898	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	33,300 -2,766.00										
TIF Project ID	0		Total Value	302,726	302,726		33,300	Total Taxable	0 0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660020507	CARTER, KIMMALEE RAY &			5	301,595	1000	32,175	2,672.00										
2024	2024-660020507	CARTER, KIMMALEE RAY &			5	314,857	1000	33,571	2,801.00										
2023	2023-660020507	CARTER, KIMMALEE RAY &			5	305,128	0	33,564	2,795.00										
2022	2022-660020507	CARTER, KIMMALEE RAY &			5	177,432	1000	18,518	1,540.00										
2021	2021-660020507	WALKER, JOE D &			5	184,258	1000	19,268	1,635.00										
2020	2020-660020507	WALKER, JOE D &			5	185,016	1000	19,115	1,618.00										
2019	2019-660020507	WALKER, JOE D &			5	177,541	1000	18,530	1,605.00										
2018	2018-660020507	WALKER, JOE D &			5	184,355	1000	19,251	1,669.00										
2017	2017-660020507	WALKER, JOE D &			5	182,820	1000	18,662	1,522.00										
2016	2016-660020507	WALKER, JOE D &			5	177,989	1000	18,089	1,543.00										
2015	2015-660020507	WALKER, JOE D &			5	175,084	1000	17,533	1,481.00										
2014	2014-660020507	WALKER, JOE D &			5	178,283	1000	16,993	1,458.00										
2013	2013-660020507	WALKER, JOE D &			5	169,136	1000	16,469	1,435.00										



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Lot Data	Square-Foot - NBHD 1086 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.5241 Topography Street Access Utilities Amenities LAND QUALITY 0 SIZE 0 Method Square-Foot Base Lot Value 109,949.00 x .94 = 103,657 Factor Value Adjustments 1.0000 Lot Value 103,657		<p style="text-align: right; color: orange;">01/10/2023 11:27</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (130)\IMG_0025.JPG 1/10/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	2,238 / 2,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,238
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1980 / 30

Cost Approach		Manual : 01/2025	
Base Cost	100.44	Total Misc Impr	+ 10,987
Roofing Adj	+ 4.50	Garage Cost	+ 16,627
Subfloor Adj	+ -2.38	Total RCN	= 304,969
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 112,839
Plumbing Adj	+ 8.73	Lump Sums	+ 6,939
Basement Adj	+ 0.00	RCNLD	= 199,069
Adj Base Cost	= 123.93	Lot Value	+ 103,657
Total Area	x 2,238	Indicated Value	= 302,726
Adjusted Cost	= 277,355	Value Per SqFt	135.27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	238,668 106.64 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	345,180 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	199,069
Lot Value	103,657
Indicated Value	302,726 135.27 Per SqFt
Agland Value	
Site Improvements	
Total Value	302,726 135.27 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	50424	34x5		170	26.40		4,488
PATO	SLAB PORCH - OPEN	50425	11x7		77	11.48		884
WODO	WOOD DECK - OPEN	50427	435		435	16.97	6%	6,939

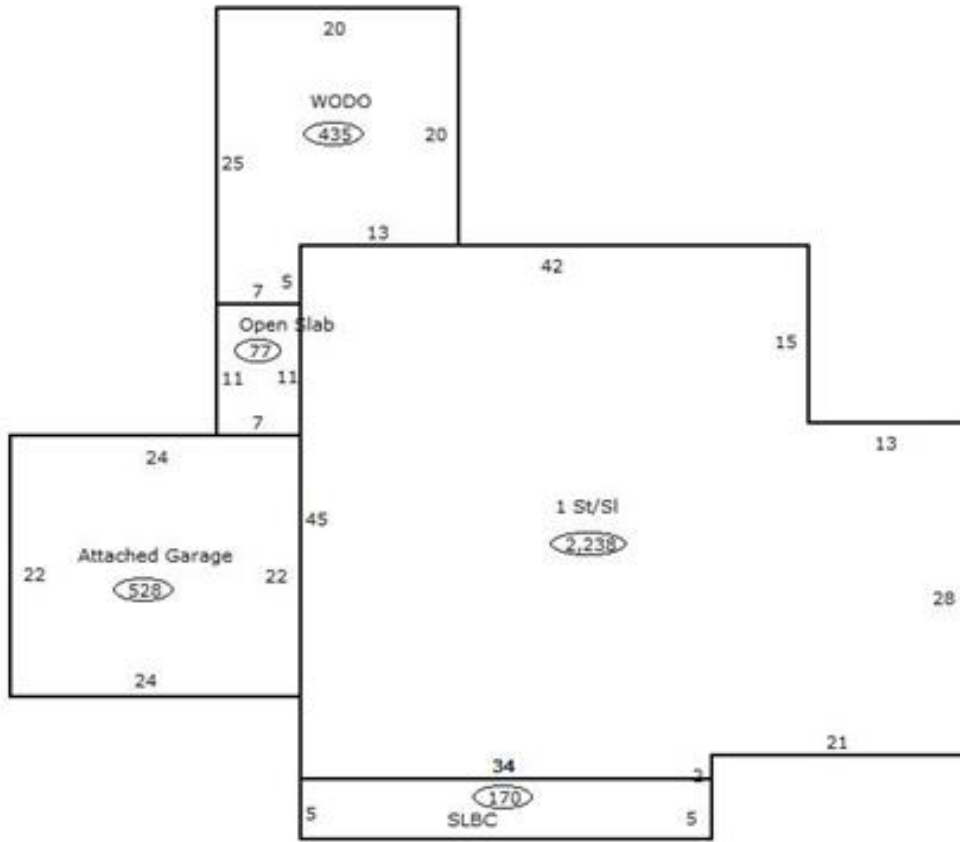


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	528	1.000	528
2	M	PRCH		13	SLBC	170	1.000	170
3	M	PATO		13	Open Slab	77	1.000	77
4	R	1	Slab	13	1 St/SI	2,238	1.000	2,238
5	M	WODO		13	WODO	435	1.000	435
Total Building Area						2,238		2,238



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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)					
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					