



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660026040 <b>Parcel ID</b> 22N17E-30-3-00000-000-0000 <b>Cadastral ID</b> 30-22-17-01500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 301687 WALKER, WADE THOMAS  17811 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17811 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 18.3 - Acres <b>Sec/Twn/Rng</b> 30 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.35368029 -95.54079891 N 20.30 AC LOT 4 EXCEPT 2 AC BEG: 242.5' E SW/C NW SW; E 417.5'; N 208.75'; W 417.5'; S 208.75' TO POB																																																																																																																									
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/3/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,237 / 2,237
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

### 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	143,627		
Lot Value			
Indicated Value	143,627	64.21	Per SqFt
Agland Value	3,140		
Site Improvements	55,776		
Total Value	202,543	90.54	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	98.63	Total Misc Impr	+	9,736
Roofing Adj	+ 5.13	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	281,621
Heat/Cool Adj	+ 12.64	Depreciation ( 49%)	-	137,994
Plumbing Adj	+ 5.14	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	143,627
Adj Base Cost	= 121.54	Lot Value	+	
Total Area	x 2,237	Indicated Value	=	143,627
Adjusted Cost	= 271,885	Value Per SqFt		64.21

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	63644	10x6		60	70.31		4,219
PRCH	SLAB PORCH - COVERED	63645	30x7		210	26.27		5,517



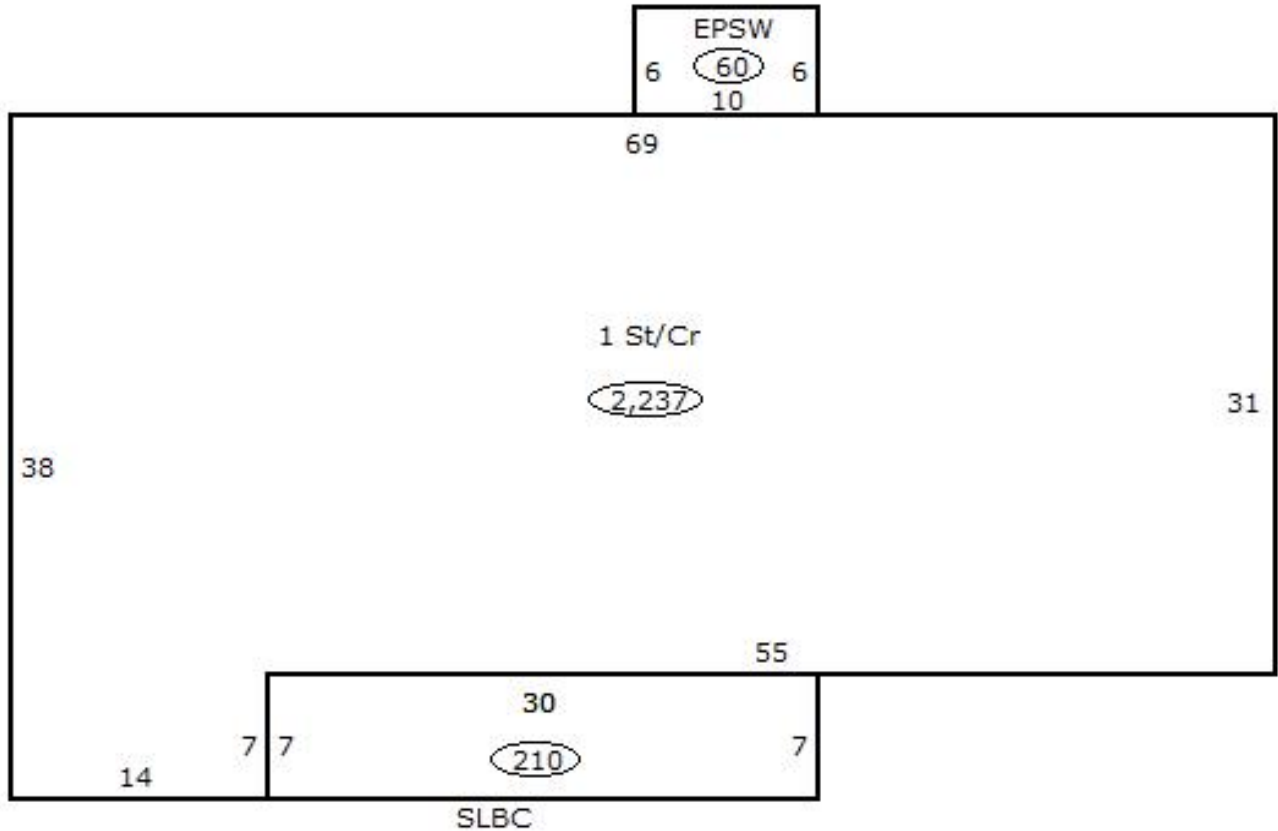
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,237	1.000	2,237
2	M	EPSW		13	EPSW	60	1.000	60
3	M	PRCH		13	SLBC	210	1.000	210
<b>Total Building Area</b>						2,237		2,237



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x10	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b> Base Cost (29.21 x 1,500) 43,815		<b>Modifier Total</b>	<b>RCN</b> 43,815	<b>Depr (25% Phys/ % Func)</b> 10,954	<b>RCNLD</b> 32,861
	GRDT	GARAGE - DETACHED	30x36x10	Concrete	Composition Shingle	1,080
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b> Base Cost (27.24 x 1,080) 29,419		<b>Modifier Total</b>	<b>RCN</b> 29,419	<b>Depr (49% Phys/ % Func)</b> 14,415	<b>RCNLD</b> 15,004
	BNGP	BARN	30x26x10	Dirt	Formed Metal	780
	Qual 3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b> Base Cost (22.54 x 780) 17,581		<b>Modifier Total</b>	<b>RCN</b> 17,581	<b>Depr (55% Phys/ % Func)</b> 9,670	<b>RCNLD</b> 7,911



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			5.000	36	36	180	180
VD	VERDIGRIS SILT LOAM	TMBR	95			1.000	171	171	171	171
<b>TMBR Totals</b>						6.000			351	351
HC	HECTOR STONY SANDY LOAM	IMP PST	20			2.300	56	56	129	129
VD	VERDIGRIS SILT LOAM	IMP PST	95			8.000	266	266	2,128	2,128
VD	VERDIGRIS SILT LOAM	IMP PST	95			2.000	266	266	532	532
<b>IMP PST Totals</b>						12.300			2,789	2,789
<b>Total Agland</b>						18.300			3,140	3,140