



# 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	660027374								
Parcel ID	22N16E-31-4-00000-000-0000								
Cadastral ID	31-22-16-00400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	278402								
WALKER, TIMOTHY DALE &									
ANITA KAY CO TRUSTEES									
18995 S 4135 RD CLAREMORE OK 74017-0000									
<b>Parcel Location</b>									
Situs	18995 S 4135 RD								
Subdivision									
Lot/Block	/	Parcel Size	10.08 - Acres						
Sec/Twn/Rng	31 / 22 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.33717781 -95.64065181									
SW SW SE & SE SE SW LESS TR COMM SE/C SW; S88-40-18W ALG S/L 235.56' TO POB; N01-19-42W 30.42'; CURVE R RAD 100' C/A 68-00 00; CH/B N32-40-18E CH/L 111.84 DIST 118.68'; N66-40-18E 90.72'; CURVE L RAD 140' C/A 68-04-11 CH/B N32-38-13E CH/L 156.72' DIST 166.33' TO E/L OF SW; N01-23-53W 373.15'; S88-39-30W 659.63';									
<b>Building Permits</b>									
<b>Number</b>		<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>				
WP 2016 01 4 R17-NEW POOL W/O HEAT			01/2016	08/2016					
R2015 08 8 R17-NEW 3241 SQ FT SFR			08/2015	08/2016	195,000				
R2015 08 9 R17-NEW 30X40 1200 SQ FT DETACH			08/2015	08/2016	20,000				
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	2377/586	CLAREMORE LAND LLC	01/07/2014	87,500	YES
					2121/261	WHITTINGTON, WILLIAM J	08/17/2010	720,000	11
					1987/481	LOWRY, DOROTHY	09/28/2008	0	4
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>	
Remove Cap	2015	Land Value	1,483	1,483	11%	163	Assessed	47,635	5,153.23
Year Frozen	0	Improvements	513,605	431,559		47,472	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	<b>Total Value</b>	515,088	433,042		47,635	<b>Total Taxable</b>	46,635	5,059.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660027374	WALKER, TIMOTHY DALE &			10	420,430	1000	45,247	4,909.00
2024	2024-660027374	WALKER, TIMOTHY DALE &			10	446,988	1000	48,169	5,059.00
2023	2023-660027374	WALKER, TIMOTHY DALE &			10	452,403	1000	48,349	5,041.00
2022	2022-660027374	WALKER, TIMOTHY DALE &			10	448,411	1000	46,912	4,870.00
2021	2021-660027374	WALKER, TIMOTHY DALE &			10	430,207	1000	45,517	4,759.00
2020	2020-660027374	WALKER, TIMOTHY DALE &			10	422,326	1000	44,162	4,685.00
2019	2019-660027374	WALKER, TIMOTHY DALE &			10	398,606	1000	42,847	4,461.00
2018	2018-660027374	WALKER, TIMOTHY DALE &			10	412,215	1000	44,343	4,776.00
2017	2017-660027374	WALKER, TIMOTHY DALE &			10	406,823	1000	43,750	4,988.00
2016	2016-660027374	WALKER, TIMOTHY DALE &			10	1,483	0	163	17.00
2015	2015-660027374	WALKER, TIMOTHY DALE &			10	1,483	0	163	16.00
2014	2014-660027374	WALKER, TIMOTHY DALE &			10	1,370	0	140	14.00
2013	2013-660027374	CLAREMORE LAND LLC			10	1,234	0	136	13.00



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 1	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,255 / 3,255
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,255
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	981 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

Cost Approach				Manual : 01/2025			
Base Cost	107.88	Total Misc Impr	+ 19,838				
Roofing Adj	+ 5.59	Garage Cost	+ 44,557				
Subfloor Adj	+ -4.30	Total RCN	= 501,509				
Heat/Cool Adj	+ 16.31	Depreciation ( 8%)	- 40,121				
Plumbing Adj	+ 8.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 461,388				
Adj Base Cost	= 134.29	Lot Value	+ 461,388				
Total Area	x 3,255	Indicated Value	= 461,388				
Adjusted Cost	= 437,114	Value Per SqFt	141.75				

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	461,388		
Lot Value			
Indicated Value	461,388	141.75	Per SqFt
Agland Value	1,483		
Site Improvements	52,217		
Total Value	515,088	158.25	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	SLAB PORCH - OPEN	128295	14x4		56	14.39	806
PRCH	SLAB PORCH - COVERED	128296	20x16		320	31.88	10,202
PRCH	SLAB PORCH - COVERED	128297	8x6		48	33.04	1,586
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87	7,244





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	40x30x0			1,200
	Qual 3	Cond 3	Year 2016	Eff Age	8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 1,200) 32,688			32,688	4,903	27,785
	LNT0	LEAN TO - ATTACHED	40x10x0			400
	Qual 3	Cond 3	Year 2016	Eff Age	8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.50 x 400) 3,800			3,800	1,634	2,166
	LNT0	LEAN TO - ATTACHED	40x10x0			400
	Qual 3	Cond 3	Year 2016	Eff Age	8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.50 x 400) 3,800			3,800	1,634	2,166
	SG	SWIM-GUNITE	0x0x0			1
	Qual 4	Cond 4	Year 2016	Eff Age	6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1) 30,000			30,000	9,900	20,100



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			5.000	143	143	714	714
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			.500	126	126	63	63
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.080	168	168	685	685
SO	SOGN SOILS	IMP PST	15			.500	42	42	21	21
<b>IMP PST Totals</b>						10.080			1,483	1,483
<b>Total Agland</b>						10.080			1,483	1,483