




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:15:10
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660063891 Parcel ID 22N16E-18-3-00000-000-0000 Cadastral ID 18-22-16-00480 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 336459 WALTER, JAMES & RUTH REVOCABLE LIVING TRUST 15965 S 4130 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15965 S 4130 RD Subdivision Lot/Block / Parcel Size 1.32 - Acres Sec/Twn/Rng 18 / 22 / 16 / 3 Neighborhood 6030 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2019-03-25\IMG_0013.JPG 3/29/2019</p>																																																																																																																				
Legal Description Lat/Long: 36.38064227 -95.65024880 TR IN SW SW DESC AS BEG AT PT 215' N SW/C SW/4, N 188', E 305', S 188', W 305' TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	57,340.00 x .91 = 52,010	
Factor Value		
Adjustments	1.0000	
Lot Value	52,010	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,249 / 3,249
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,249
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	522,212	160.73	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	113.36	Total Misc Impr	+ 19,238
Roofing Adj	+ 5.95	Garage Cost	+ 40,664
Subfloor Adj	+ -4.30	Total RCN	= 516,874
Heat/Cool Adj	+ 17.38	Depreciation (20%)	- 103,375
Plumbing Adj	+ 8.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 413,499
Adj Base Cost	= 140.65	Lot Value	+ 52,010
Total Area	x 3,249	Indicated Value	= 465,509
Adjusted Cost	= 456,972	Value Per SqFt	143.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	413,499		
Lot Value	52,010		
Indicated Value	465,509	143.28	Per SqFt
Agland Value			
Site Improvements	37,393		
Total Value	502,902	154.79	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	81241		57	57	36.47		2,079
PRCH	SLAB PORCH - COVERED	81242		267	267	35.35		9,438



Rogers

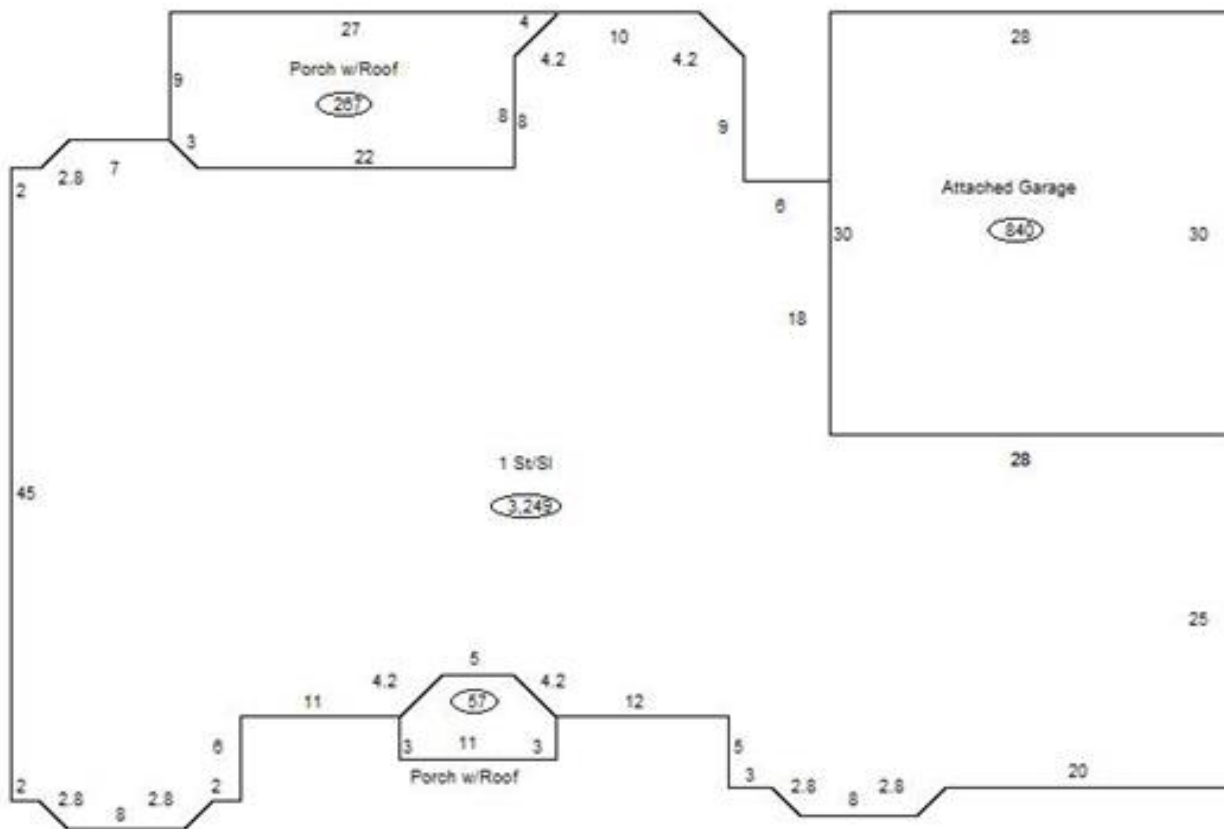
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Sketch Image

660063891



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,249	1.000	3,249
2	G	1		13	Attached Garage	840	1.000	840
3	M	PRCH		13	SLBC	57	1.000	57
4	M	PRCH		13	SLBC	267	1.000	267
Total Building Area						3,249		3,249



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			3,000
	Qual 2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (24.44 x 3,000)		73,320	73,320	35,927		37,393