



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:58:03
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Assessment Data					Primary Image																																																																																																																				
Account 660068252 Parcel ID 21N15E-24-1-00000-000-0000 Cadastral ID 24-21-15-01850 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 349448 BROWN FAMILY TRUST 22011 S WALNUT LN CLAREMORE OK 74019-0000 Parcel Location Situs 22011 WALNUT LN Subdivision Lot/Block / Parcel Size 6.53 - Acres Sec/Twn/Rng 24 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0809\IMG_0045. 8/10/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.29185551 -95.65796876																																																																																																																									
TR IN NW NE DESC AS; COMM NE/C NW NE, TH W 610' TO POB, TH CONT W 375.43', S 417.42', E 25', S 42.79', S 14-37-19 W 115.27', S 189 47', E 379.31', N 761.11' TO POB					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,786 / 1,786
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,786
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	396 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

\\tsclient\C\Users\Randy Necessary\Pictures\101_0809\IMG_0045. 8/10/2022

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	

Cost Approach				Manual : 01/2025	
Base Cost	110.06	Total Misc Impr	+	644	
Roofing Adj	+ 4.81	Garage Cost	+	13,480	
Subfloor Adj	+ -2.31	Total RCN	=	253,252	
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	58,248	
Plumbing Adj	+ 8.69	Lump Sums	+	4,458	
Basement Adj	+ 0.00	RCNLD	=	199,462	
Adj Base Cost	= 133.89	Lot Value	+		
Total Area	x 1,786	Indicated Value	=	199,462	
Adjusted Cost	= 239,128	Value Per SqFt		111.68	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,462		
Lot Value			
Indicated Value	199,462	111.68	Per SqFt
Agland Value	1,244		
Site Improvements	47,535		
Total Value	248,241	138.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	82566	6x4		24	26.85		644
WODO	WOOD DECK - OPEN	82567	328		328	16.99	20%	4,458



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,100
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (26.63 x 2,100)		55,923	55,923	8,388		47,535



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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
VE	VERDIGRIS CLAY LOAM	TMBR	90			.550	162	162	89	89
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.330	85	85	113	113
TMBR Totals						1.880			202	202
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			4.650	224	224	1,042	1,042
IMP PST Totals						4.650			1,042	1,042
Total Agland						6.530			1,244	1,244