



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	660070902								
Parcel ID	21N15E-24-1-00000-000-0000								
Cadastral ID	24-21-15-01801								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	310237								
ALLEN, GINA G									
22305 S WALNUT LN CLAREMORE	OK 74019-0000								
Parcel Location									
Situs	22305 S WALNUT LN								
Subdivision									
Lot/Block	/	Parcel Size	5.98 - Acres						
Sec/Twn/Rng	24 / 21 / 15 / 1								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28754714 -95.65703535									
TR IN SW NE DESC AS; BEG AT A PT 557.90' N SE/C SW NE, TH CONT N 440.80', W 988.45', S 440.80', E 988.03' TO POB LESS TR DESC 2596 103 AS BEG 799.64' N OF SE/C SW NE; S890W 595.33'; N74.1509W 408 26 ALONG CENTERLINE OF EXISTING DRIVEWAY; N00.00E 88.26'; N90E 988.45'; S00.0319W 199.06' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2016 08 032 R18-NEW 2692 SQ FRT SFR		08/2016	10/2017	266,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2596/101	GOINS, JASON &	12/01/2016	0	4					
2576/445	ALLEN, GINA G	09/09/2016	0	4					
2344/432	ALLEN, DAVID W & GINA G	05/01/2013	0	4					
1399/104	YATES, DARREN	07/26/2002	262,000	YES					
1229/872	L & S HOMES, INC.	05/25/2000	193,000	Yes					
1197/550	YATES, DARREN & CATHERINE	10/12/1999	30,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2003	Land Value	646	646	11%	71	Assessed	26,706	2,468.44
Year Frozen		Improvements	307,475	242,134		26,635	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	308,121	242,780		26,706	Total Taxable	25,706	2,376.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660070902	ALLEN, GINA G	18	274,655	1000	24,928	2,304.00		
2024	2024-660070902	ALLEN, GINA G	18	260,046	1000	24,173	2,234.00		
2023	2023-660070902	ALLEN, GINA G	18	243,780	1000	23,440	2,147.00		
2022	2022-660070902	ALLEN, GINA G	18	241,382	1000	22,728	2,104.00		
2021	2021-660070902	ALLEN, GINA G	18	210,381	1000	22,037	1,946.00		
2020	2020-660070902	ALLEN, GINA G	18	208,820	1000	21,366	1,956.00		
2019	2019-660070902	ALLEN, GINA G	18	197,405	1000	20,714	1,919.00		
2018	2018-660070902	ALLEN, GINA G	18	203,092	1000	21,340	1,972.00		
2017	2017-660070902	ALLEN, GINA G	18	201,295	1000	21,119	1,937.00		
2016	2016-660070902	GOINS, JASON &	18	196,019	1000	20,475	1,919.00		
2015	2015-660070902	ALLEN, GINA G	18	189,540	1000	19,850	1,787.00		
2014	2014-660070902	ALLEN, GINA G	18	193,918	1000	19,564	1,814.00		
2013	2013-660070902	ALLEN, GINA G	18	181,498	1000	18,965	1,735.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,332 / 2,332
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,332
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	564 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

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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	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.06	Total Misc Impr	+ 14,827	Roofing Adj	+ 5.21	Garage Cost	+ 21,855
Subfloor Adj	+ -3.40	Total RCN	= 348,983	Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 80,266
Plumbing Adj	+ 9.58	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 268,717
Adj Base Cost	= 133.92	Lot Value	+ 268,717	Total Area	x 2,332	Indicated Value	= 268,717
Adjusted Cost	= 312,301	Value Per SqFt	115.23	Adjusted Cost	= 312,301	Value Per SqFt	115.23

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	268,717		
Lot Value			
Indicated Value	268,717	115.23	Per SqFt
Agland Value	646		
Site Improvements	38,758		
Total Value	308,121	132.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	84897	314		314	28.43		8,927
PRCH	SLAB PORCH - COVERED	84898	205		205	28.78		5,900



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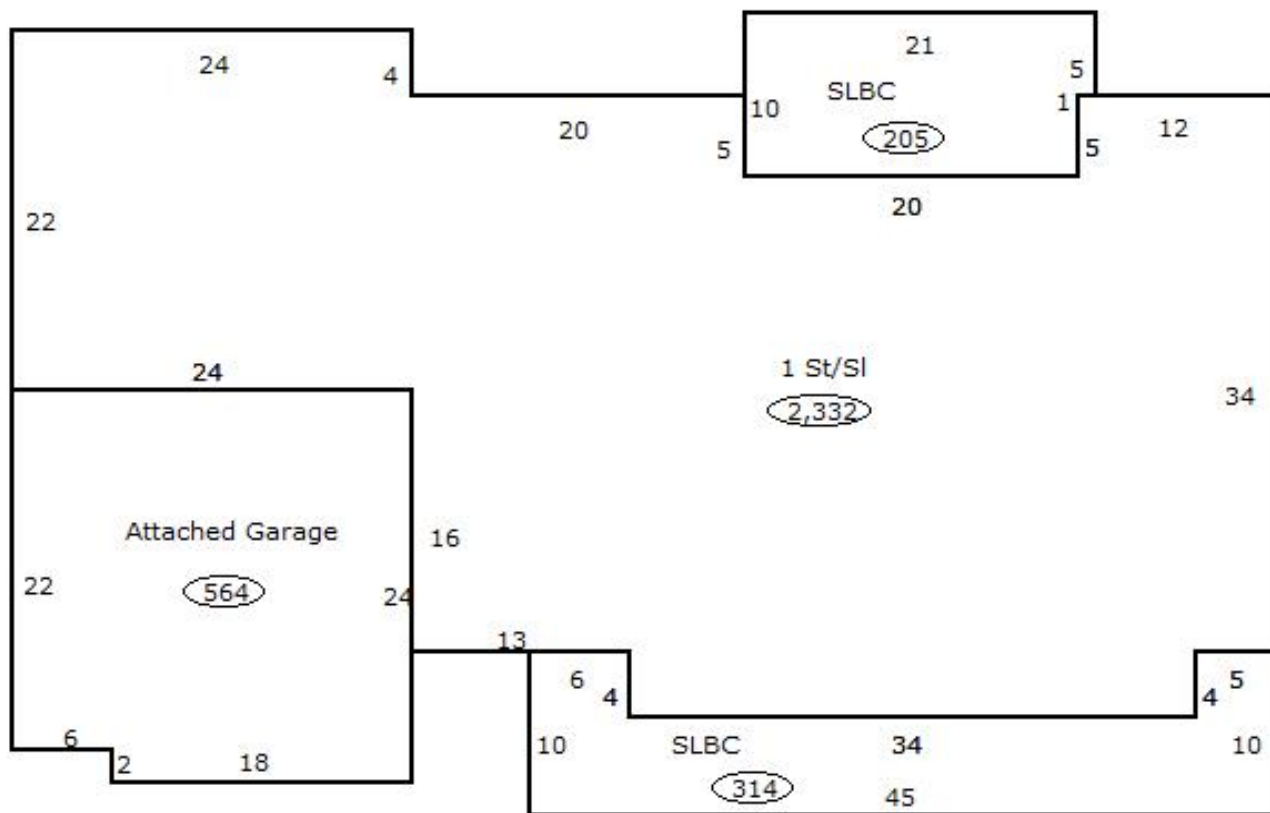
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,332	1.000	2,332
2	G	1		13	Attached Garage	564	1.000	564
3	M	PRCH		13	SLBC	314	1.000	314
4	M	PRCH		13	SLBC	205	1.000	205
Total Building Area						2,332		2,332



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (28.71 x 1,500)		43,065	43,065	4,307	38,758	



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			5.980	108	108	646	646
TMBR Totals						5.980			646	646
Total Agland						5.980			646	646