



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:07:18  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660083546 <b>Parcel ID</b> 000000-00-0-00796-001-0012 <b>Cadastral ID</b> 14-21-15-03630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 347715 DOWNUM, CARSON OAKLEY & ABBY JO WALKER  21700 S CALEN DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21700 S CALEN DR <b>Subdivision</b> SUNNY SIDE <b>Lot/Block</b> 0012 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 15 / 5 <b>Neighborhood</b> 1089 - R-V03,4-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29705273 -95.67238888																																																																																																																									
<b>Legal Description</b> LOT 12 BLOCK 1 SUNNY SIDE					<b>Building Permits</b> <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 1089 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9981		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	43,479.00 x 1.39 = 60,609		
Factor Value			
Adjustments	1.4408		
Lot Value	87,325		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,374 / 1,374
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,374
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	193,377	140.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	198,790		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.73	Total Misc Impr	+ 3,414
Roofing Adj	+ 5.09	Garage Cost	+ 13,584
Subfloor Adj	+ -2.43	Total RCN	= 205,566
Heat/Cool Adj	+ 12.64	Depreciation ( 16%)	- 32,891
Plumbing Adj	+ 14.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,675
Adj Base Cost	= 137.24	Lot Value	+ 87,325
Total Area	x 1,374	Indicated Value	= 260,000
Adjusted Cost	= 188,568	Value Per SqFt	189.23

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,675		
Lot Value	87,325		
Indicated Value	260,000	189.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	260,000	189.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	101708	10x10		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	101710	7x4		28	26.84		752



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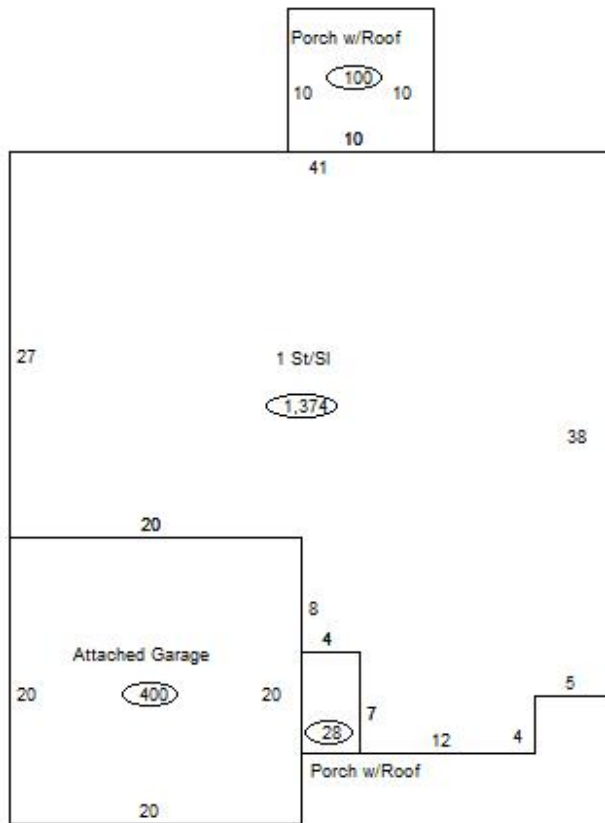
Date 04/18/2026

Time 08:07:18

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### Sketch Image

660083546



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,374	1.000	1,374
2	M	PRCH		13	SLBC	100	1.000	100
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	28	1.000	28
<b>Total Building Area</b>						<b>1,374</b>		<b>1,374</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						