



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image				
Account	660092431				No Image On File				
Parcel ID	21N16E-02-3-00000-000-0000								
Cadastral ID	02-21-16-00411								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	322785								
WALLACE, JUSTIN J & SARA E									
14550 S LUCKY DUCK DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size .88 - Acres							
Sec/Twn/Rng	2 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.32793438 -95.57483506									
Building Permits									
COMM AT NE/C NE/4 NW/4 SW/4; TH S00-18-13W 442' TO POB; TH CONT S00 -18-13W 101'; TH N74-21W 209.51'; TH N21-01-10W 249.25'; TH N17-24- 03E 15.7'; TH S54-42-14E 351.62' TO POB.									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	WALLACE, JUSTIN J &	01/26/2021	0	11
					2666/475	WELCH, B MARK &	10/05/2017	60,000	YES
					1973/738	NEELY REVOC TRUST	08/11/2008	82,500	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2018	Land Value	37,265	35,144	11%	3,866	Assessed	3,866	321.07
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	37,265	35,144	3,866	Total Taxable	3,866	321.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660092431	WALLACE, JUSTIN J &			5	37,265	0	3,682	306.00
2024	2024-660092431	WALLACE, JUSTIN J &			5	37,265	0	3,507	293.00
2023	2023-660092431	WALLACE, JUSTIN J &			5	30,360	0	3,340	278.00
2022	2022-660092431	WALLACE, JUSTIN J &			5	30,360	0	3,340	278.00
2021	2021-660092431	WALLACE, JUSTIN J &			5	30,360	0	3,340	283.00
2020	2020-660092431	WALLACE, JUSTIN J &			5	60,000	0	6,600	559.00
2019	2019-660092431	WALLACE, JUSTIN J &			5	60,000	0	6,600	572.00
2018	2018-660092431	WALLACE, JUSTIN J &			5	60,000	0	6,600	572.00
2017	2017-660092431	WELCH, B MARK &			5	22,628	0	2,489	203.00
2016	2016-660092431	WELCH, B MARK &			5	22,628	0	2,489	212.00
2015	2015-660092431	WELCH, B MARK &			5	22,628	0	2,489	210.00
2014	2014-660092431	WELCH, B MARK &			5	22,628	0	2,489	214.00
2013	2013-660092431	WELCH, B MARK &			5	22,628	0	2,489	217.00



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.9722							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	42,347.00 x .88 = 37,265							
Factor Value								
Adjustments	1.0000							
Lot Value	37,265							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model NewTest				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 37,265					
Total Area	x	Indicated Value	= 37,265					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 37,265				
				Indicated Value 37,265 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 37,265 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value