



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:27:10  
Page 1

Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099991 <b>Parcel ID</b> 21N15E-24-1-00000-000-0099 <b>Cadastral ID</b> 24-21-15-01806 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 321019 GOINS, JASON & STEPHANIE  22301 S WALNUT AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 22301 S WALNUT LN <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.02 - Acres <b>Sec/Twn/Rng</b> 24 / 21 / 15 / 1 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0809\IMG_0042. 8/10/2022</p>																																																																																				
<b>Legal Description</b> Lat/Long: 36.28813903 -95.65678357 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.																																																																																									
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	4.0647	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	177,060.00 x .58 = 103,212	
Factor Value		
Adjustments	1.0000	
Lot Value	103,212	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	3,412 / 3,412
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,412
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 7



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0809\IMG\_0042. 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	410,342	120.26	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	432,183		
Lot Value	103,212		
Indicated Value	535,395	156.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	535,395	156.92	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.42	Total Misc Impr	+	21,494			
Roofing Adj	+ 5.57	Garage Cost	+				
Subfloor Adj	+ -4.26	Total RCN	=	464,713			
Heat/Cool Adj	+ 16.31	Depreciation ( 7%)	-	32,530			
Plumbing Adj	+ 5.86	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	432,183			
Adj Base Cost	= 129.90	Lot Value	+	103,212			
Total Area	x 3,412	Indicated Value	=	535,395			
Adjusted Cost	= 443,219	Value Per SqFt		156.92			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	135546		173	173	32.42		5,609
PRCH	SLAB PORCH - COVERED	135547		218	218	32.20		7,020
PATO	SLAB PORCH - OPEN	135548		19x6	114	14.22		1,621



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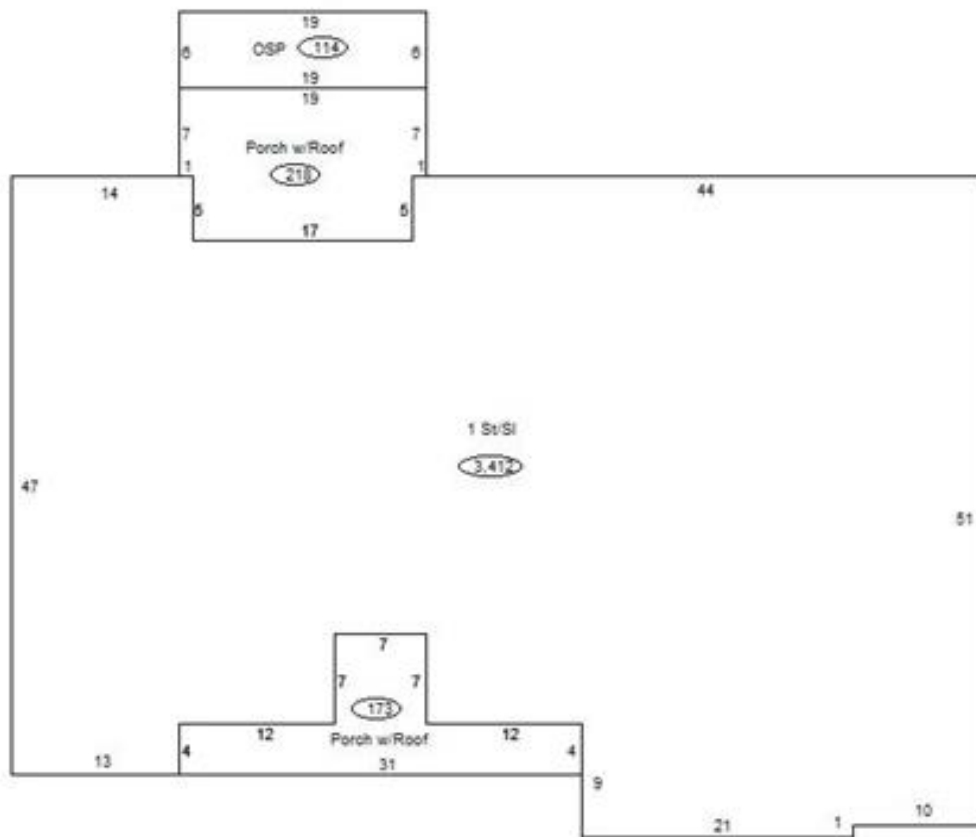
Date 04/18/2026

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### Sketch Image

66009991



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,412	1.000	3,412
2	M	PRCH		13	SLBC	173	1.000	173
3	M	PRCH		13	SLBC	218	1.000	218
4	M	PATO		13	Open Slab	114	1.000	114
<b>Total Building Area</b>						<b>3,412</b>		<b>3,412</b>