



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:27:43
Page 1

Assessment Data					Primary Image																																																																																				
Account 660100099 Parcel ID 21N15E-24-1-00000-000-0101 Cadastral ID 24-21-15-01893 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 347742 REILLY, SHAWN 22268 S WALNUT LN CLAREMORE OK 74019-0000 Parcel Location Situs 22268 S WALNUT LN Subdivision Lot/Block / Parcel Size 1.38 - 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_0041. 8/10/2022</p>																																																																																				
Legal Description Lat/Long: 36.28913095 -95.65919513 TR DESC AS BEG NW/C SW NE; N00.0350E 33'; N90E 330.52'; S00W 182'; S90W 330.73'; N00.0350E 148.50' TO POB.																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.3733		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	59,821.00 x 1.00 = 59,851		
Factor Value			
Adjustments	1.2145		
Lot Value	72,690		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0809\IMG_0041. 8/10/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	2,654 / 3,116
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	2,654 Total
Garage Type	631 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	478,121 153.44 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	548,310
Lot Value	72,690
Indicated Value	621,000 199.29 Per SqFt
Agland Value	
Site Improvements	
Total Value	621,000 199.29 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.01	Total Misc Impr	+ 53,690
Roofing Adj	+ 6.16	Garage Cost	+ 31,121
Subfloor Adj	+ 0.00	Total RCN	= 583,309
Heat/Cool Adj	+ 17.38	Depreciation (6%)	- 34,999
Plumbing Adj	+ 9.80	Lump Sums	+ 0
Basement Adj	+ 25.63	RCNLD	= 548,310
Adj Base Cost	= 159.98	Lot Value	+ 72,690
Total Area	x 3,116	Indicated Value	= 621,000
Adjusted Cost	= 498,498	Value Per SqFt	199.29

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	139785		704	704	33.83		23,816
PRCH	SLAB PORCH - COVERED	139787		312	312	35.15		10,967
PATO	SLAB PORCH - OPEN	139788		24x12	288	12.03		3,465



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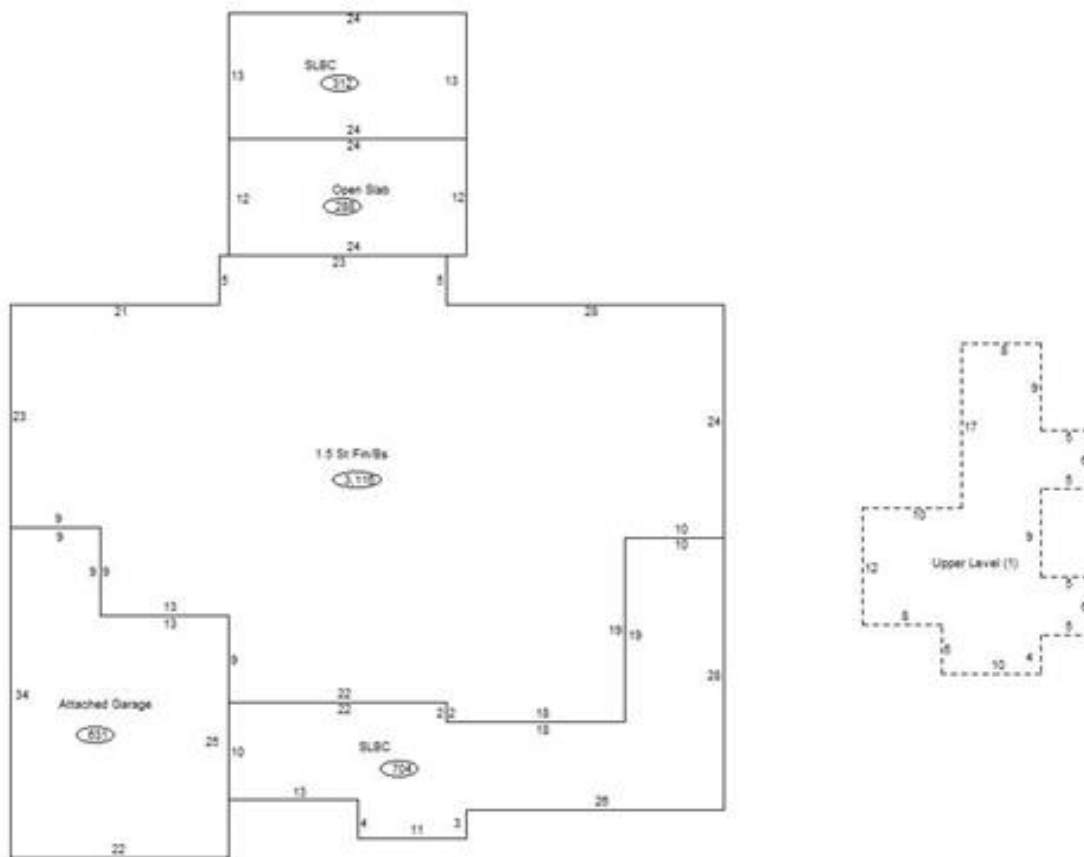
Date 04/18/2026

Time 09:27:43

Page 3

Sketch Image

660100099



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	2,654	1.174	3,116
2	G	1		13	Attached Garage	631	1.000	631
3	M	PRCH		13	SLBC	704	1.000	704
4	U	^UL		13	Upper Level (1)	462	1.000	462
5	M	PRCH		13	SLBC	312	1.000	312
6	M	PATO		13	Open Slab	288	1.000	288
Total Building Area						2,654		3,116