



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 660104593 Parcel ID 00000-00-0-000296-001-0002 Cadastral ID 05-21-16-18220 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 349376 WALKER, JEFFREY LEE & MARESHA WALKER & TY WALKER 2889 FOREST VIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 02889 FOREST VIEW DR Subdivision ESTATES AT FOREST PARK III Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\ROB STUFF\2023-5-31\IMG_0026.JPG 5/31/2023</p>															
Legal Description Lat/Long: 36.33496173 -95.62870749										Building Permits									
LOT 2 BLOCK 1 ESTATES AT FOREST PARK III				<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>R22 207</td> <td>R23 NEW SFR 2866 SQ FT</td> <td>04/2022</td> <td>05/2023</td> <td>225,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 207	R23 NEW SFR 2866 SQ FT	04/2022	05/2023	225,000
Number	Description	Opened	Closed	Amount															
R22 207	R23 NEW SFR 2866 SQ FT	04/2022	05/2023	225,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	235 LEGACY TRUST	02/12/2026	585,000	YES										
					/	GREEN, LEVI & TAYLOR	11/01/2023	0	4										
					/	EXECUTIVE HOMES LLC	06/30/2023	470,000	YES										
					/	NORTHLAKE ESTATES LLC	10/30/2020	930,000	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2027		Land Value	97,794	97,794	11%	10,757	Assessed	59,683										
Year Frozen			Improvements	444,781	444,781		48,926	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	542,575	542,575		59,683	Total Taxable	59,683										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104593	235 LEGACY TRUST			17	520,766	0	57,284	5,295.00										
2024	2024-660104593	235 LEGACY TRUST			17	524,714	0	57,719	5,334.00										
2023	2023-660104593	GREEN, LEVI & TAYLOR			17	67,500	0	5,371	492.00										
2022	2022-660104593	EXECUTIVE HOMES LLC			17	46,500	0	5,115	473.00										
2021	2021-660104593	EXECUTIVE HOMES LLC			17	46,500	0	5,115	452.00										



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7484		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	32,598.00 x 3.00 = 97,794		
Factor Value			
Adjustments	1.0000		
Lot Value	97,794		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,894 / 2,894
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,894
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	670 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	510,380 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	444,781		
Lot Value	97,794		
Indicated Value	542,575	187.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	542,575	187.48	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.11	Total Misc Impr	+ 27,379
Roofing Adj	+ 5.68	Garage Cost	+ 38,538
Subfloor Adj	+ -4.37	Total RCN	= 453,858
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 9,077
Plumbing Adj	+ 6.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 444,781
Adj Base Cost	= 134.05	Lot Value	+ 97,794
Total Area	x 2,894	Indicated Value	= 542,575
Adjusted Cost	= 387,941	Value Per SqFt	187.48

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157142	7x6		42	33.06		1,389
PRCH	Slab Porch - Covered	157143	286		286	31.98		9,146
PATO	Slab Porch - Open	157144	941		941	10.78		10,144
FPPF	Fireplace - Prefabricated			1 2023	1	6,700.26		6,700



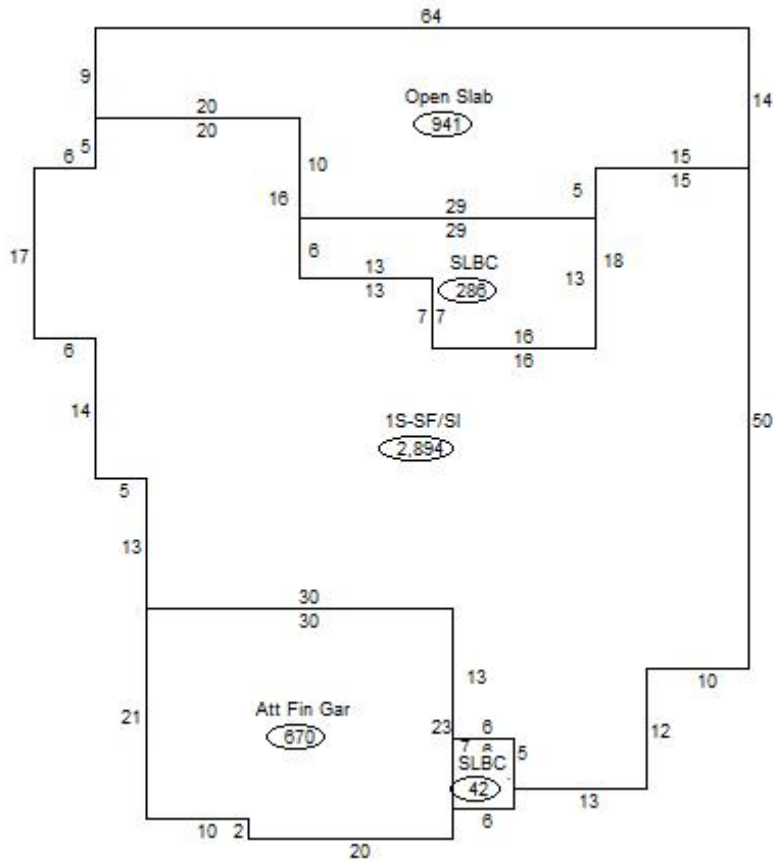
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,894	1.000	2,894
2	G	5		20	Att Fin Gar	670	1.000	670
3	M	PRCH		20	SLBC	42	1.000	42
4	M	PRCH		20	SLBC	286	1.000	286
5	M	PATO		20	Open Slab	941	1.000	941
Total Building Area						2,894		2,894