



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:22:54
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Assessment Data				Primary Image					
Account	660105027			No Image On File					
Parcel ID	21N16E-02-3-00000-002-0000								
Cadastral ID	02-21-16-00440								
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	2.24 - Acres						
Sec/Twn/Rng	2 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.32737302 -95.57519514				Building Permits					
TR DESC 2021-002048 AS BEG SE/C NE NW SW; S00.2638W 66'; S89 4439W 419.32 N06.3815E 296.99'; S74.1615E 401.45'; S00.2638W 118.31' TO POB.				Number	Description	Opened	Closed	Amount	
				R21	R22-SPLIT	03/2021	09/2021		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CLARK, BARRY LEE & JEAN ANN	01/26/2021	125,000	YES
					/	WALLACE, JUSTIN J &	01/26/2021	0	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2022	Land Value	58,439	58,439	11%	6,428	Assessed	6,428	533.85
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	58,439	58,439		6,428	Total Taxable	6,428	534.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105027	WALLACE, JUSTIN J &			5	58,439	0	6,428	534.00
2024	2024-660105027	WALLACE, JUSTIN J &			5	58,439	0	6,428	536.00
2023	2023-660105027	WALLACE, JUSTIN J &			5	60,001	0	6,600	550.00
2022	2022-660105027	WALLACE, JUSTIN J &			5	125,000	0	13,750	1,144.00
2021	2021-660105027	WALLACE, JUSTIN J &			5	19,033	0	2,094	178.00



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size	0	0						
Lot Count	0							
Units Buildable	0							
Non-Ag Acres	2.1079							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	91,820.00 x .64 = 58,439							
Factor Value								
Adjustments	1.0000							
Lot Value	58,439							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	58,439				
Total Area	x	Indicated Value	=	58,439				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements								
Lot Value		58,439						
Indicated Value		58,439	0.00	Per SqFt				
Agland Value								
Site Improvements								
Total Value		58,439	0.00	Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value