




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:21:33
Page 1

Assessment Data					Primary Image									
Account	660000151				 <p>660000151_002.JPG 9/24/2025</p>									
Parcel ID	000000-00-0-00357-005-0007													
Cadastral ID	01-20-15-04070													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	317042													
WILCOX, CYNTHIA L & CLAUD M														
9825 E PALM TREE RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09825 E PALM TREE RD													
Subdivision	GREEN OASIS													
Lot/Block	0007 / 0005	Parcel Size	1 - Lots											
Sec/Twn/Rng	1 / 20 / 15 / 5													
Neighborhood	1083 - R-V01-SW CLAREMORE													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24261723 -95.65872749														
LOT 7 BLOCK 5 GREEN OASIS														
Building Permits														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2513/845	HSBC BANK USA NA	10/29/2015	135,000	3										
2460/303	KIMBRELL, BRIAN D &	02/25/2015	0	10										
1008/392	KIMBRELL, BRYAN &	11/16/1995	0	No										
917/549	MCDANIEL, ROGER D &	05/28/1993	81,988	Yes										
793/489			76,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2016	Land Value	71,994	30,303	11%	3,333	Assessed	19,554	2,036.19					
Year Frozen	0	Improvements	193,987	147,463		16,221	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	265,981	177,766		19,554	Total Taxable	18,554	1,949.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000151	WILCOX, CYNTHIA L & CLAUD M	4	249,694	1000	17,985	1,890.00							
2024	2024-660000151	WILCOX, CYNTHIA L & CLAUD M	4	271,664	1000	17,432	1,681.00							
2023	2023-660000151	WILCOX, CYNTHIA L & CLAUD M	4	162,683	1000	16,895	1,605.00							
2022	2022-660000151	WILCOX, CYNTHIA L & CLAUD M	4	160,425	1000	16,647	1,610.00							
2021	2021-660000151	WILCOX, CYNTHIA L & CLAUD M	4	166,264	1000	17,289	1,628.00							
2020	2020-660000151	WILCOX, CYNTHIA L & CLAUD M	4	163,622	1000	16,998	1,604.00							
2019	2019-660000151	WILCOX, CYNTHIA L & CLAUD M	4	159,086	1000	16,499	1,582.00							
2018	2018-660000151	WILCOX, CYNTHIA L & CLAUD M	4	163,988	1000	17,039	1,634.00							
2017	2017-660000151	WILCOX, CYNTHIA L & CLAUD M	4	156,107	1000	16,172	1,556.00							
2016	2016-660000151	WILCOX, CYNTHIA L & CLAUD M	4	152,253	1000	15,748	1,520.00							
2015	2015-660000151	HSBC BANK USA NA	4	150,751	0	14,503	1,400.00							
2014	2014-660000151	KIMBRELL, BRIAN D &	4	153,572	0	13,812	1,262.00							
2013	2013-660000151	KIMBRELL, BRIAN D &	4	150,051	0	13,154	1,246.00							



Rogers

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Date 04/17/2026
 Time 02:21:33
 Page 2

Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0137 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,158.00 x 1.63 = 71,994 Factor Value Adjustments 1.0000 Lot Value 71,994		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,462 / 2,160
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,462
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	544 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

660000151_002.JPG	9/24/2025
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	254,403	117.78	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	96.66	Total Misc Impr	+ 10,141				
Roofing Adj	+ 3.39	Garage Cost	+ 21,336				
Subfloor Adj	+ -1.59	Total RCN	= 290,979				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 116,392				
Plumbing Adj	+ 9.04	Lump Sums	+ 2,249				
Basement Adj	+ 0.00	RCNLD	= 176,836				
Adj Base Cost	= 120.14	Lot Value	+ 71,994				
Total Area	x 2,160	Indicated Value	= 248,830				
Adjusted Cost	= 259,502	Value Per SqFt	115.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,836		
Lot Value	71,994		
Indicated Value	248,830	115.20	Per SqFt
Agland Value			
Site Improvements	17,151		
Total Value	265,981	123.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATC	Patio - Covered	460	20x12		240	17.29		4,150
PRCH	SLAB PORCH - COVERED	461	7x2		14	26.89		376
WODO	Wood Deck - Open	174309	10x8		80	28.11		2,249



Rogers

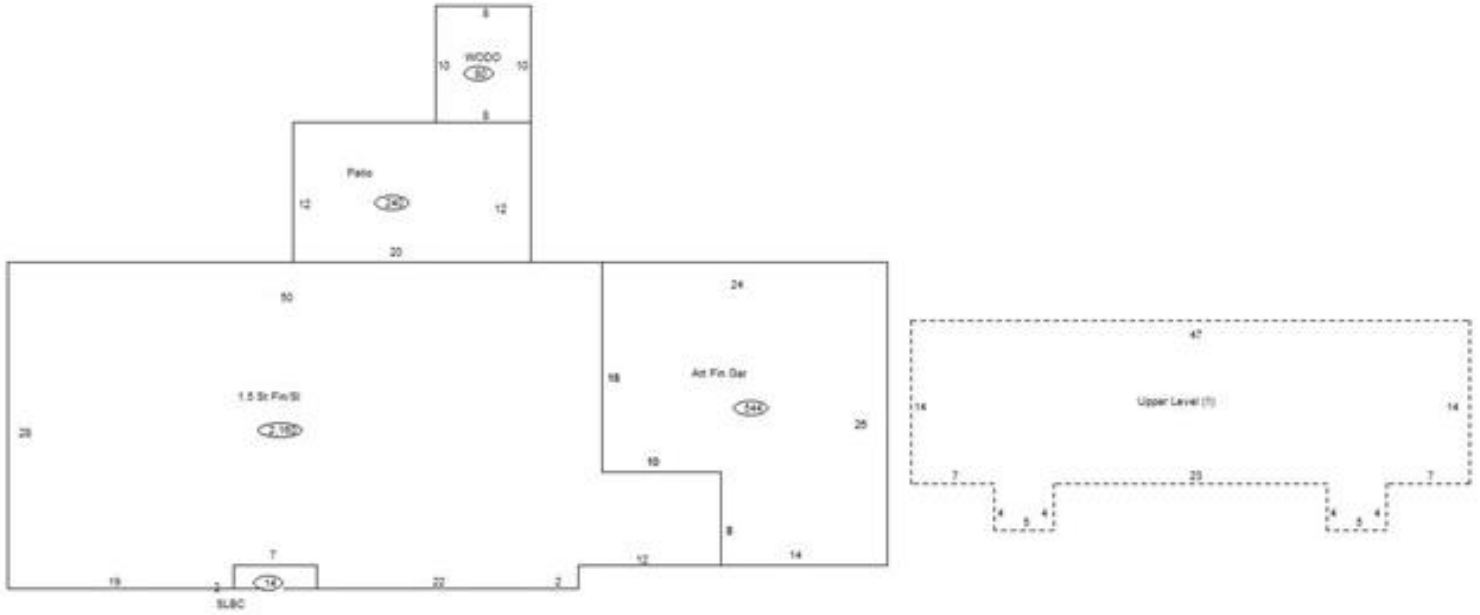
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Date 04/17/2026
 Time 02:21:33
 Page 3

Sketch Image

660000151



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,462	1.477	2,160
2	G	5		10	Att Fin Gar	544	1.000	544
3	M	PATC		10	Patio	240	1.000	240
4	M	PRCH		10	SLBC	14	1.000	14
5	U	^UL		10	Upper Level (1)	698	1.000	698
6	M	WODO		10	WODO	80	1.000	80
Total Building Area						1,462		2,160



Rogers

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Date 04/17/2026
Time 02:21:33
Page 4

660000151

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	0x0x0	Plank		219
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (21.09 x 219)	4,619		4,619	1,247	3,372
	GZBO	Gazebo	16x9x8	Plank	Formed Metal	144
	Qual 2	Cond 2	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (30.76 x 144)	4,429		4,429	1,949	2,480
	GRDT	Garage - Detached	20x20x8	Concrete	Composition Shingle	400
	Qual 2	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (20.02 x 400)	8,008		8,008	1,041	6,967
	SHDS	Shed - Small	10x24x8	Plank	Formed Metal	240
	Qual 2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (18.16 x 240)	4,358		4,358	1,612	2,746
	SHDS	Shed - Small	10x12x6	Plank	Composition Shingle	120
	Qual 2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (20.98 x 120)	2,518		2,518	932	1,586