



# 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	660000568													
Parcel ID	21N15E-01-3-00000-000-0000													
Cadastral ID	01-21-15-01600													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	88634													
WHEETLEY, JIMMIE C &														
SHEILA A														
19833 S 4120 RD														
CLAREMORE OK 74017-0000														
<b>Parcel Location</b>														
Situs	19833 S 4120 RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	1 / 21 / 15 / 3													
Neighborhood	6080 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.32412774 -95.66565984														
TR IN SW SW, BEG SE/C W 435.49 N 871.2', W 150', N 18.8', W 228', N 172', W 506.51', N 258' W TO NE/C SW SW, S TO POB														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	0	Land Value	2,919	2,038	11%	224	Assessed	15,030						
Year Frozen	2015	Improvements	192,769	134,598		14,806	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	195,688	136,636		15,030	Total Taxable	14,030						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000568	WHEETLEY, JIMMIE C &	8	195,003	1000	14,030	1,508.00							
2024	2024-660000568	WHEETLEY, JIMMIE C &	8	203,378	1000	14,031	1,508.00							
2023	2023-660000568	WHEETLEY, JIMMIE C &	8	177,065	1000	14,030	1,496.00							
2022	2022-660000568	WHEETLEY, JIMMIE C &	8	178,135	1000	14,030	1,505.00							
2021	2021-660000568	WHEETLEY, JIMMIE C &	8	180,445	1000	14,030	1,443.00							
2020	2020-660000568	WHEETLEY, JIMMIE C &	8	179,063	1000	14,030	1,496.00							
2019	2019-660000568	WHEETLEY, JIMMIE C &	8	168,926	1000	14,030	1,511.00							
2018	2018-660000568	WHEETLEY, JIMMIE C &	8	176,446	1000	14,030	1,509.00							
2017	2017-660000568	WHEETLEY, JIMMIE C &	8	174,634	1000	14,030	1,484.00							
2016	2016-660000568	WHEETLEY, JIMMIE C &	8	169,589	1000	14,030	1,527.00							
2015	2015-660000568	WHEETLEY, JIMMIE C &	8	165,191	1000	14,030	1,457.00							
2014	2014-660000568	WHEETLEY, JIMMIE C &	8	159,480	1000	13,593	1,432.00							
2013	2013-660000568	WHEETLEY, JIMMIE C &	8	152,146	1000	13,168	1,368.00							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,206 / 2,220
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,206
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0322\IMG\_0025. 3/23/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	88.81	Total Misc Impr	+ 44,831				
Roofing Adj	+ 2.84	Garage Cost	+ 16,627				
Subfloor Adj	+ -1.32	Total RCN	= 309,587				
Heat/Cool Adj	+ 12.64	Depreciation ( 40%)	- 123,835				
Plumbing Adj	+ 8.80	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 185,752				
Adj Base Cost	= 111.77	Lot Value	+ 185,752				
Total Area	x 2,220	Indicated Value	= 185,752				
Adjusted Cost	= 248,129	Value Per SqFt	83.67				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,752		
Lot Value			
Indicated Value	185,752	83.67	Per SqFt
Agland Value	2,919		
Site Improvements	7,017		
Total Value	195,688	88.15	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
PRCH	SLAB PORCH - COVERED	1715		752	752	24.89		18,717
EPSW	ENCLOSED PORCH - SOLID WALL	119507	20x15	2014	300	68.33		20,499



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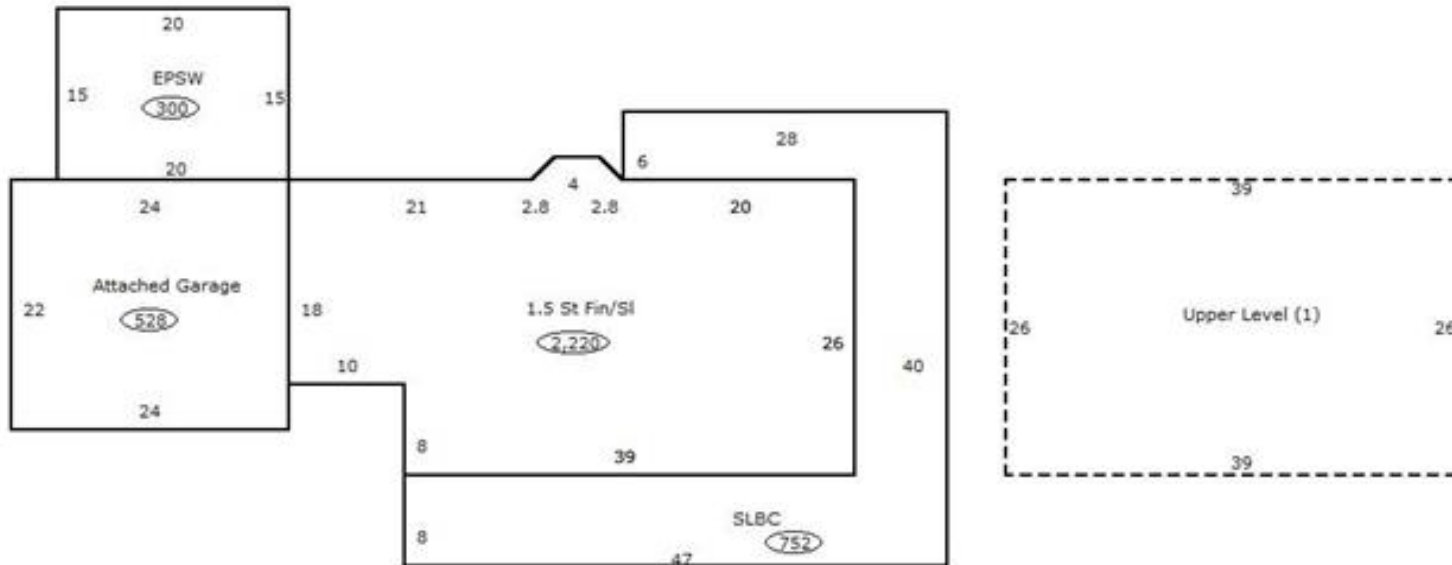
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,206	1.841	2,220
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	752	1.000	752
4	U	^UL		13	Upper Level (1)	1,014	1.000	1,014
5	M	EPSW		13	EPSW	300	1.000	300
<b>Total Building Area</b>						1,206		2,220



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			444	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 444)		2,078		2,078	1,455	623
	DTGF	DETACHED GARAGE FAIR	24x37x0			888	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 888)		14,208		14,208	7,814	6,394



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	4.000	122	122	490	490
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61		0	10.000	146	146	1,464	1,464
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67		0	6.000	161	161	965	965
<b>NTV PST Totals</b>						20.000			2,919	2,919
<b>Total Agland</b>						20.000			2,919	2,919