



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000569 Parcel ID 21N15E-01-3-00000-000-0000 Cadastral ID 01-21-15-01610 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 114784 WHEETLEY, JIMMIE & SHEILA 19833 S 4120 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09155 E 480 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 1 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32299747 -95.66590932																																																																																																																									
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	3	
Non-Ag Acres	2.8506	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	124,173.00 x .70 = 87,346	
Factor Value		
Adjustments	1.0000	
Lot Value	87,346	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	98,196 63.76 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	90,339
Lot Value	87,346
Indicated Value	177,685 115.38 Per SqFt
Agland Value	
Site Improvements	4,915
Total Value	182,600 118.57 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.44	Total Misc Impr	+ 7,903
Roofing Adj	+ 3.94	Garage Cost	+
Subfloor Adj	+ 2.31	Total RCN	= 188,206
Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 97,867
Plumbing Adj	+ 6.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,339
Adj Base Cost	= 117.08	Lot Value	+ 87,346
Total Area	x 1,540	Indicated Value	= 177,685
Adjusted Cost	= 180,303	Value Per SqFt	115.38

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	1718	20x8		160	20.79		3,326



Rogers

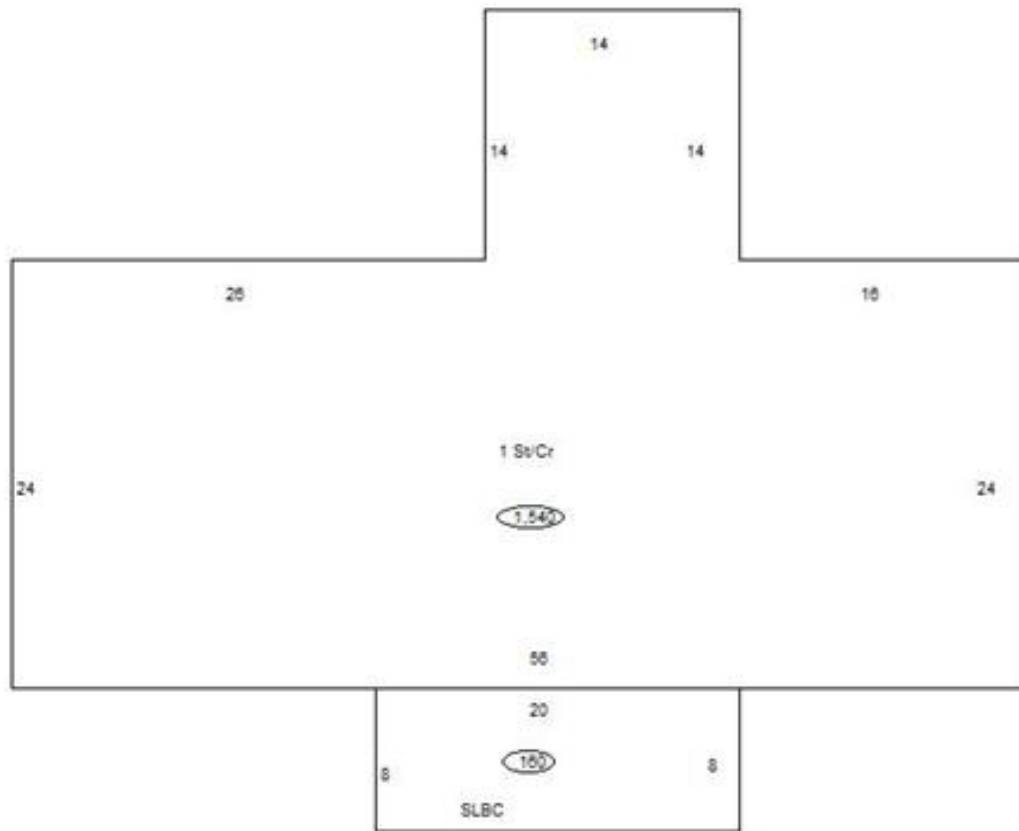
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,540	1.000	1,540
2	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						1,540		1,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			768	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 768)		12,288		12,288	7,373	4,915
	LF	LOAFING SHED	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x)						