



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	660001197													
Parcel ID	000000-00-0-00603-001-0014													
Cadastral ID	02-20-15-05640													
Property Type	REAL - Real Property													
Property Class	RCP	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	275095													
WILDERNESS PROPERTIES LP														
25825 S HWY 66 CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25825 S HWY 66													
Subdivision	POND CREEK AMD													
Lot/Block	0014 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	2 / 20 / 15 / 5													
Neighborhood	5001 - TASC 2016													
School District	S008 - VERDIGRIS SCHOOLS													
REVAL 2022 3/22/2021														
Legal Description Lat/Long: 36.23858496 -95.68128985														
Building Permits														
LOT 14 BLOCK 1 POND CREEK AMD														
<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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					1333/52	WILLIAMS, JOHN D &	09/30/2001	0						
					1271/950	YOUNG, RICHARD O & JEAN N	02/22/2001	360,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2002	Land Value	66,328	66,328	11%	7,296	Assessed	38,547	4,013.97					
Year Frozen	0	Improvements	1,334,820	284,095		31,251	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	1,401,148	350,423		38,547	Total Taxable	38,547	4,014.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001197	WILDERNESS PROPERTIES LP	4	882,742	0	36,711	3,823.00							
2024	2024-660001197	WILDERNESS PROPERTIES LP	4	317,845	0	34,963	3,351.00							
2023	2023-660001197	WILDERNESS PROPERTIES LP	4	774,726	0	64,504	6,090.00							
2022	2022-660001197	WILDERNESS PROPERTIES LP	4	794,894	0	61,432	5,904.00							
2021	2021-660001197	WILDERNESS PROPERTIES LP	4	904,997	0	58,507	5,476.00							
2020	2020-660001197	WILDERNESS PROPERTIES LP	4	904,997	0	55,721	5,226.00							
2019	2019-660001197	WILDERNESS PROPERTIES LP	4	904,997	0	53,068	5,055.00							
2018	2018-660001197	WILDERNESS PROPERTIES LP	4	645,226	0	50,541	4,817.00							
2017	2017-660001197	WILDERNESS PROPERTIES LP	4	645,226	0	48,134	4,599.00							
2016	2016-660001197	WILDERNESS PROPERTIES LP	4	645,226	0	45,842	4,393.00							
2015	2015-660001197	WILDERNESS PROPERTIES LP	4	545,499	0	43,659	4,216.00							
2014	2014-660001197	WILDERNESS PROPERTIES LP	4	545,499	0	41,580	3,799.00							
2013	2013-660001197	WILDERNESS PROPERTIES LP	4	360,000	0	39,600	3,749.00							



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	44600		
Non-Ag Acres	1.545		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	67,315.00 x .99 = 66,328		
Factor Value	0		
Adjustments			
Lot Value	66,328		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	953314
Total Building Area	10,768	Image Date	3/22/2021
Total Base Value	1,318,219	Name	IMG_0033.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements	257,152		
Replacement Cost New	1,575,371		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,323,312		
Economic Depreciation			
RCNLD (All Sources)	1,323,312		
Depreciated Improvements			
Outbuilding Value	11,508		
Total Improvement Value	1,334,820		
Land Value	66,328		
Cost Approach Value	1,401,148 130.12/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	11,508
Miscellaneous Income		Land Value	66,328
Effective Gross Income (EGI)		Total Appraised Value	1,401,148 130.12/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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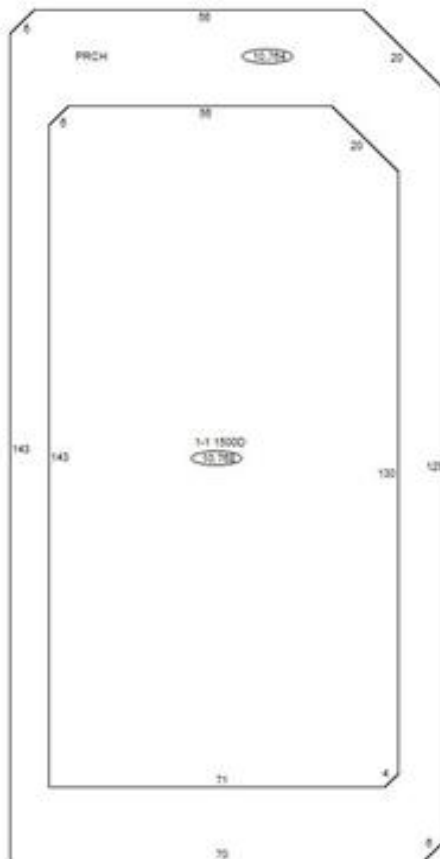
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Sketch Image

660001197



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		25	1-1 1500D	10,768	1.000	10,768
2	M	PRCH		20	PRCH	10,764	1.000	10,764
Total Building Area						10,768		10,768



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Account 660001197
Parcel ID 000000-00-0-00603-001-0014
Cadastral ID 02-20-15-05640

Tax Area Code 4
Property Class RCP
Owners Name WILDERNESS PROPERTIES LP

Building Data

Building ID 4288
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,768
Average Perimeter 430
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1985
Effective Age 16
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 4 - Good
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Hip
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0033.JPG
Image Date 3/22/2021
Image Name IMG_0033.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 87.24
Wall Cost 18.46
HVAC Cost 16.72
Basement Cost 0.00
Total Base Cost 122.42
Total Area 10,768
Base RCN 1,318,219
Misc Impr Value 257,152

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,575,371
Physical Depreciation 16%
Functional Depreciation
Total Depreciation 16% (252,059)
Total RCNLD 1,323,312
Lump Sums
Total Building Value 1,323,312 \$ 122.89 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		10764	10,764	23.89		257,152
Total Misc Improvement							257,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		16,874
	Qual 4	Cond 4	Year 1985	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.41 x 16,874)		57,540	46,032	11,508
Total Site Improvement Value				11,508