



# 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	660001502								
Parcel ID	21N15E-02-1-00000-000-0000								
Cadastral ID	02-21-15-02400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	255011								
WAHLE, MALCOLM M &									
PATTY J									
19578 S 4120 RD									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	19578 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	25 - Acres						
Sec/Twn/Rng	2 / 21 / 15 / 1								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lat/Long: 36.33064040 -95.67159089									
S2 SE SE NE & W2 SE NE									
Building Permits									
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					
900/494	LOWE, WILLIAM PAUL &	12/02/1992	110,000	No					
862/127			30,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	0	Land Value	2,831	2,831	11%	311	Assessed	55,584	
Year Frozen	0	Improvements	560,763	502,482		55,273	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	563,594	505,313		55,584	Total Taxable	54,584	
								5,824.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001502	WAHLE, MALCOLM M &	8	520,839	1000	52,965	5,652.00		
2024	2024-660001502	WAHLE, MALCOLM M &	8	485,471	1000	51,393	5,484.00		
2023	2023-660001502	WAHLE, MALCOLM M &	8	466,682	1000	49,867	5,281.00		
2022	2022-660001502	WAHLE, MALCOLM M &	8	452,546	1000	48,386	5,155.00		
2021	2021-660001502	WAHLE, MALCOLM M &	8	438,124	1000	46,947	4,797.00		
2020	2020-660001502	WAHLE, MALCOLM M &	8	433,594	1000	45,551	4,825.00		
2019	2019-660001502	WAHLE, MALCOLM M &	8	410,869	1000	44,195	4,731.00		
2018	2018-660001502	WAHLE, MALCOLM M &	8	421,674	1000	45,384	4,849.00		
2017	2017-660001502	WAHLE, MALCOLM M &	8	414,409	0	45,585	4,779.00		
2016	2016-660001502	WAHLE, MALCOLM M &	8	406,528	0	44,718	4,821.00		
2015	2015-660001502	WAHLE, MALCOLM M &	8	397,113	0	43,682	4,496.00		
2014	2014-660001502	WAHLE, MALCOLM M &	8	458,916	0	45,405	4,744.00		
2013	2013-660001502	WAHLE, MALCOLM M &	8	441,776	0	44,083	4,540.00		



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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								
<b>Residential Data</b>				\\tsclient\C\Users\Randy Necessary\Pictures\101_0322\IMG_0069. 3/23/2022				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	4 - Good			Gross Rent	0.00			
Architecture				Indicated Value				
Style	100% 1 1/2 Story Finished			<b>Multiple Regression</b>				
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code				
Base/Total Area	1,730 / 2,918			Adjusted R				
Style	100% 1 1/2 Story Finished			Indicated Value				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	11 Slate			Selection Model	1 Res			
Area on Slab	1,730			Adjustment Model	A2 AO Test			
Fixture/RghIn	13 /			Comparables				
Bed/F/H Bath	4 / 3.5 /			Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements	308,221			
Year/Eff Age	2000 / 20			Lot Value				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value	308,221			
Base Cost	94.85	Total Misc Impr	+ 43,941	Agland Value	2,831			
Roofing Adj	+ 5.78	Garage Cost	+ 0	Site Improvements	252,542			
Subfloor Adj	+ -2.86	Total RCN	= 400,287	Total Value	563,594			
Heat/Cool Adj	+ 16.31	Depreciation ( 23%)	- 92,066					
Plumbing Adj	+ 8.04	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 308,221					
Adj Base Cost	= 122.12	Lot Value	+ 308,221					
Total Area	x 2,918	Indicated Value	= 308,221					
Adjusted Cost	= 356,346	Value Per SqFt	105.63					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4172	1510		1,510	29.10		43,941



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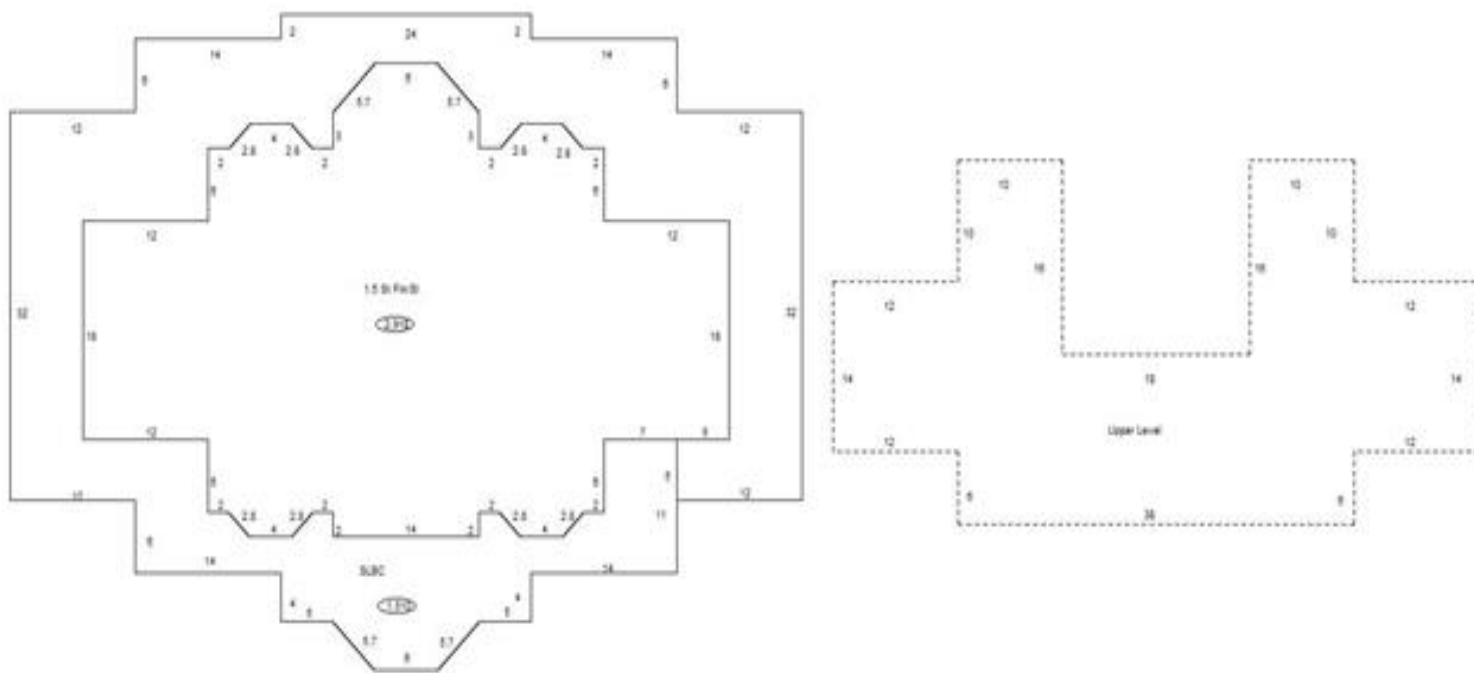
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,730	1.687	2,918
2	U	^UL	Overhang	10	Upper Level	1,188	1.000	1,188
3	M	PRCH		10	SLBC	1,510	1.000	1,510
<b>Total Building Area</b>						<b>1,730</b>		<b>2,918</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	16x30x0			480
	Qual 2	Cond 3	Year 2018	Eff Age	6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.97 x 480)	14,386		14,386	1,582	12,804
	UTIL	SHOP BUILDING	30x36x0			1,080
	Qual 2	Cond 3	Year 2014	Eff Age	9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.57 x 1,080)	31,936		31,936		31,936
	UTIL	SHOP BUILDING	50x60x0			3,000
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.44 x 3,000)	73,320		73,320	3,666	69,654
	BARN	BARN	40x50x0			2,000
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.86 x 2,000)	15,720		15,720	786	14,934
	LT	LEAN-TO	20x80x0			1,600
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 1,600)	4,672		4,672	234	4,438
	LT	LEAN-TO	26x60x0			1,560
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 1,560)	4,555		4,555	46	4,509
	QF	QUAN FAIR	48x88x0			4,224
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.02 x 4,224)	29,652		29,652	7,413	22,239



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			240
	Qual 2	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 240)		3,840		3,840	384	3,456
	DTGF	DETACHED GARAGE FAIR	24x30x0			720
	Qual 2	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 720)		11,520		11,520	3,456	8,064
	GRDT	GARAGE - DETACHED	0x0x0			1,320
	Qual 3	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.24 x 1,320)		35,957		35,957	3,596	32,361
	GRDT	GARAGE - DETACHED	0x0x0			1,320
	Qual 3	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.24 x 1,320)		35,957		35,957	3,596	32,361
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25,000.00 x 1)		25,000		25,000	10,000	15,000
	STF	STG FAIR	12x20x0			240
	Qual 2	Cond 3	Year		Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 240)		1,123		1,123	337	786



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	13.000	108	108	1,404	1,404
OS	OSAGE CLAY	NTV PST	58		139	5.000	139	139	695	695
RMB	RIVERTON LOAM 1-3% SLOPES	NTV PST	75		0	3.000	180	180	540	540
RS	ROUGH STONY LAND	NTV PST	20		0	4.000	48	48	192	192
<b>NTV PST Totals</b>						25.000			2,831	2,831
<b>Total Agland</b>						25.000			2,831	2,831