



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:04:44
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Assessment Data					Primary Image																																																																																																																				
Account 660001569 Parcel ID 21N16E-02-3-00000-000-0000 Cadastral ID 02-21-16-04700 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 319247 JOHNSON, CHERYL LYNN & JAMES C WILDMAN 19805 S LAKE DR CLAREMORE OK 74017-0000 Parcel Location Situs 19805 S LAKE DR Subdivision Lot/Block / Parcel Size 1.88 - Acres Sec/Twn/Rng 2 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32603445 -95.57565846																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.8222	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	79,373.00 x .68 = 54,091	
Factor Value		
Adjustments	1.0000	
Lot Value	54,091	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	1,740 Total
Garage Type	600 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

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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	266,446	153.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	117.48	Total Misc Impr	+	33,839			
Roofing Adj	+ 5.82	Garage Cost	+	27,948			
Subfloor Adj	+ 0.00	Total RCN	=	377,701			
Heat/Cool Adj	+ 16.31	Depreciation (44%)	-	166,188			
Plumbing Adj	+ 14.47	Lump Sums	+	0			
Basement Adj	+ 27.48	RCNLD	=	211,513			
Adj Base Cost	= 181.56	Lot Value	+	54,091			
Total Area	x 1,740	Indicated Value	=	265,604			
Adjusted Cost	= 315,914	Value Per SqFt		152.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,513		
Lot Value	54,091		
Indicated Value	265,604	152.65	Per SqFt
Agland Value			
Site Improvements	15,307		
Total Value	280,911	161.44	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	4339	34x7		238	32.13		7,647
PRCH	SLAB PORCH - COVERED	4340	34x18		612	30.96		18,948



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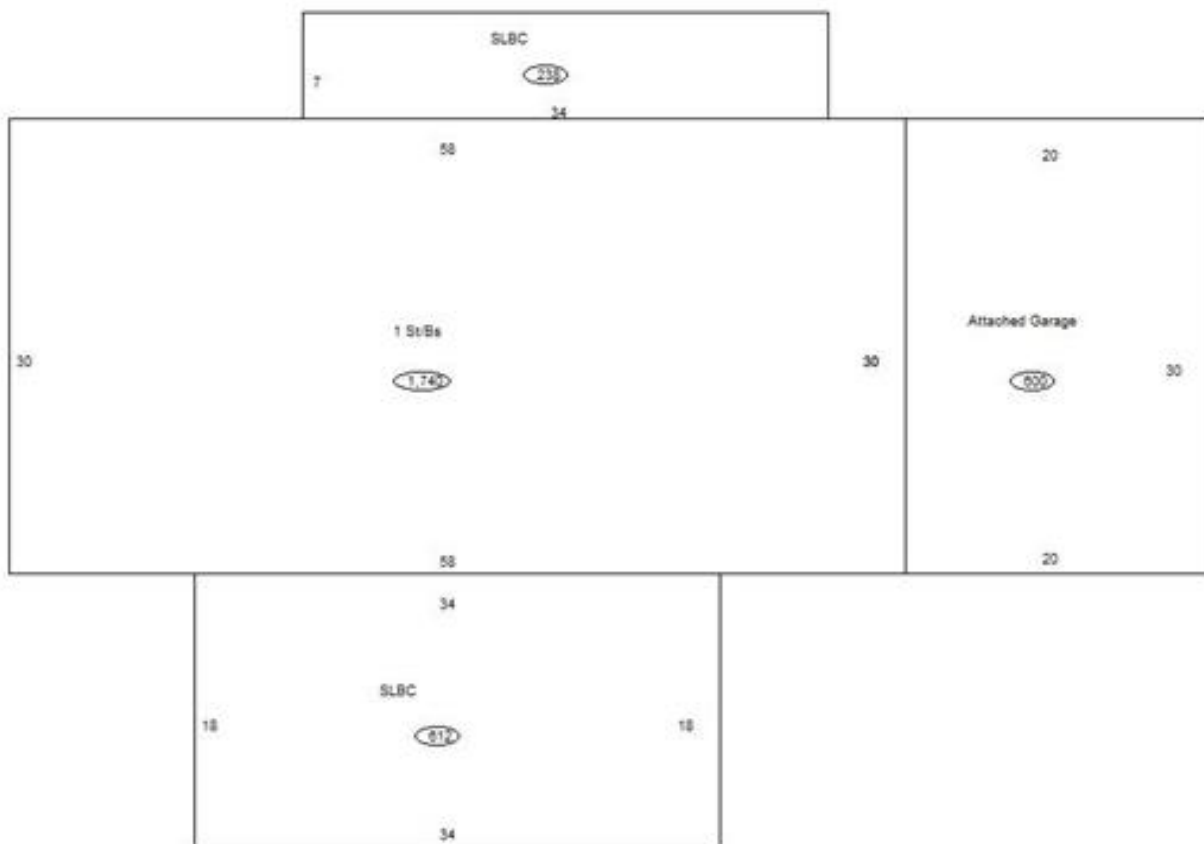
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	10	1 St/Bs	1,740	1.000	1,740
2	G	1		10	Attached Garage	600	1.000	600
3	M	PRCH		10	SLBC	238	1.000	238
4	M	PRCH		10	SLBC	612	1.000	612
Total Building Area						1,740		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,500
	Qual 3	Cond 3	Year 2007	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.80 x 1,500)	14,700		14,700		14,700
	STF	STG FAIR	0x0x0			288
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 288)	1,348		1,348	741	607