




# 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	660001571													
Parcel ID	21N16E-02-2-00000-000-0000													
Cadastral ID	02-21-16-04900													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	337149													
WILKINS, DAVID JOE & SHELLEY A														
19205 S LAKE DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	19205 S LAKE DR													
Subdivision														
Lot/Block	/	Parcel Size	12.5 - Acres											
Sec/Twn/Rng	2 / 21 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.33350635 -95.57146032														
SE 10 AC OF LOT 3 & SE 2.50 AC OF SW 10 AC OF LOT 3														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	PRICE, NANCY ANNE	01/12/2022	1,100,000	19										
1555/428	HOPKINS, GEORGE A &	12/12/2003	154,000	YES										
916/82	ANDERSON, GLEN R & ROSEMARIE	05/21/1993	75,000	Yes										
826/370			59,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2023	Land Value	1,580	1,580	11%	174	Assessed	72,377	6,010.91					
Year Frozen	0	Improvements	672,452	656,393		72,203	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	674,032	657,973		72,377	Total Taxable	71,377	5,928.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001571	WILKINS, DAVID JOE &	5	638,809	1000	69,269	5,753.00							
2024	2024-660001571	WILKINS, DAVID JOE &	5	670,101	1000	72,711	6,068.00							
2023	2023-660001571	WILKINS, DAVID JOE &	5	728,261	1000	79,109	6,587.00							
2022	2022-660001571	WILKINS, DAVID JOE &	5	604,094	1000	59,328	4,935.00							
2021	2021-660001571	PRICE, NANCY ANNE	5	537,036	1000	57,571	4,884.00							
2020	2020-660001571	PRICE, WILLIAM DOUGLAS &	5	527,434	1000	55,865	4,730.00							
2019	2019-660001571	PRICE, WILLIAM DOUGLAS &	5	501,901	1000	54,209	4,694.00							
2018	2018-660001571	PRICE, WILLIAM DOUGLAS &	5	511,466	1000	53,032	4,597.00							
2017	2017-660001571	PRICE, WILLIAM DOUGLAS &	5	506,857	1000	51,459	4,197.00							
2016	2016-660001571	PRICE, WILLIAM DOUGLAS &	5	492,427	1000	49,931	4,259.00							
2015	2015-660001571	PRICE, WILLIAM DOUGLAS &	5	475,475	1000	48,448	4,093.00							
2014	2014-660001571	PRICE, WILLIAM DOUGLAS &	5	476,603	1000	47,007	4,034.00							
2013	2013-660001571	PRICE, WILLIAM DOUGLAS &	5	446,681	1000	45,609	3,973.00							



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,471 / 4,581
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,471
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,064 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG\_001' 4/3/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	106.05	Total Misc Impr	+ 35,070
Roofing Adj	+ 4.76	Garage Cost	+ 54,700
Subfloor Adj	+ -3.24	Total RCN	= 701,379
Heat/Cool Adj	+ 18.45	Depreciation ( 17%)	- 119,234
Plumbing Adj	+ 7.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 582,145
Adj Base Cost	= 133.51	Lot Value	+ 582,145
Total Area	x 4,581	Indicated Value	= 582,145
Adjusted Cost	= 611,609	Value Per SqFt	127.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	582,145		
Lot Value			
Indicated Value	582,145	127.08	Per SqFt
Agland Value	1,580		
Site Improvements	90,307		
Total Value	674,032	147.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
PRCH	SLAB PORCH - COVERED	4346	17x12		204	36.27		7,399
PRCH	SLAB PORCH - COVERED	4347	11x8		88	37.03		3,259
PRCH	SLAB PORCH - COVERED	4348	16x7		112	36.90		4,133
PRCH	SLAB PORCH - COVERED	4349	102		102	36.97		3,771
PRCH	SLAB PORCH - COVERED	4350	467		467	35.35		16,508



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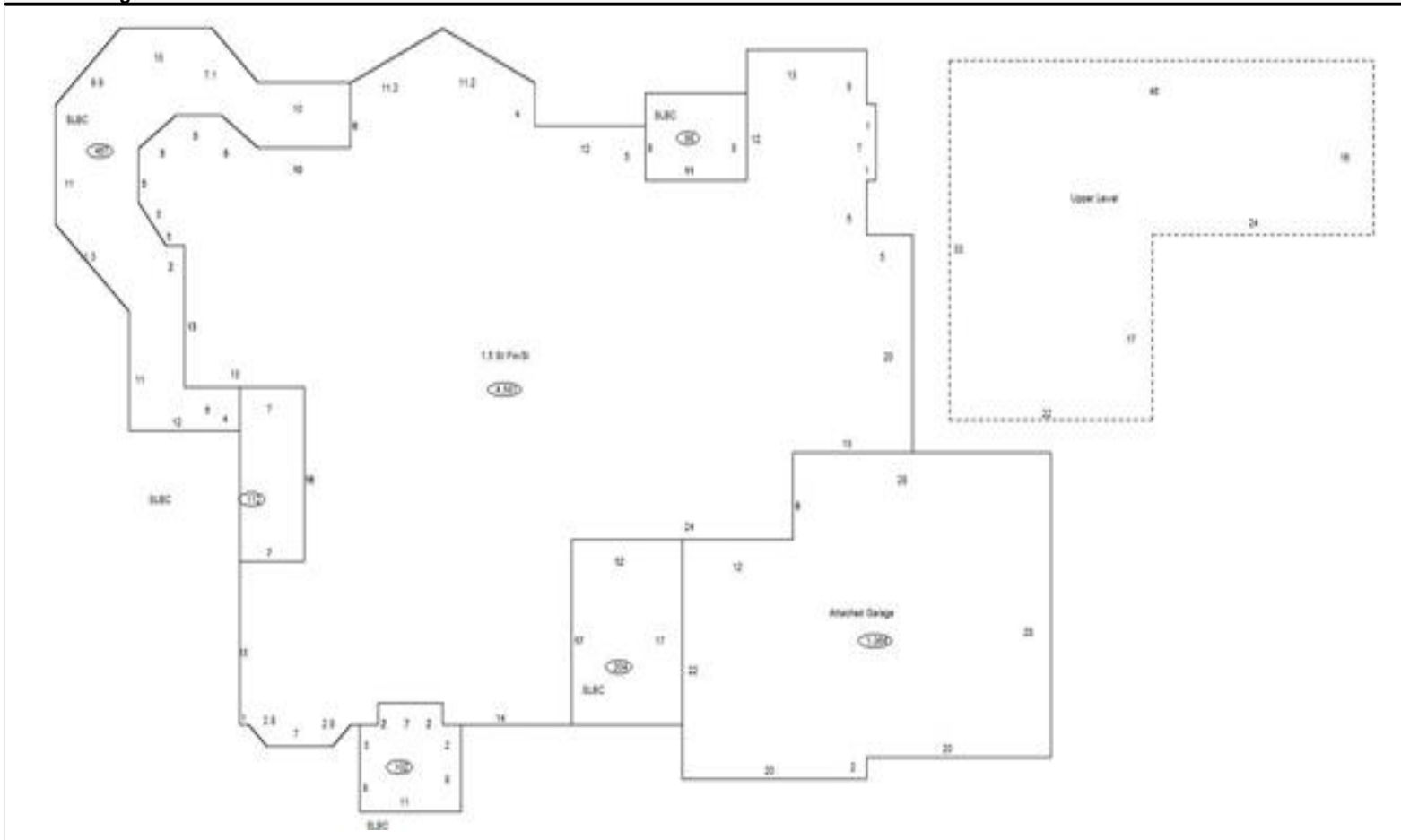
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### Sketch Image

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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	3,471	1.320	4,581
2	U	^UL	Overhang	10	Upper Level	1,110	1.000	1,110
3	G	1		10	Attached Garage	1,064	1.000	1,064
4	M	PRCH		10	SLBC	204	1.000	204
5	M	PRCH		10	SLBC	88	1.000	88
6	M	PRCH		10	SLBC	112	1.000	112
7	M	PRCH		10	SLBC	102	1.000	102
8	M	PRCH		10	SLBC	467	1.000	467
<b>Total Building Area</b>						<b>3,471</b>		<b>4,581</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,160
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (26.47 x 2,160) 57,175		<b>Modifier Total</b>	<b>RCN</b> 57,175	<b>Depr (15% Phys/ % Func)</b> 8,576	<b>RCNLD</b> 48,599
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (28.71 x 1,500) 43,065		<b>Modifier Total</b>	<b>RCN</b> 43,065	<b>Depr (10% Phys/ % Func)</b> 4,307	<b>RCNLD</b> 38,758
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2,950.00 x 1) 2,950		<b>Modifier Total</b>	<b>RCN</b> 2,950	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 2,950



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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			6.953	122	122	851	851
BP	BORROW PITS	NTV PST	10			.580	24	24	14	14
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			4.967	144	144	715	715
<b>NTV PST Totals</b>						12.500			1,580	1,580
<b>Total Agland</b>						12.500			1,580	1,580