



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 660001669 Parcel ID 23N16E-02-4-00000-000-0000 Cadastral ID 02-23-16-00100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 338484 WURTZEL, BRADLEY & LISA 7750 S 4175 RD CLAREMORE OK 74017-0000 Parcel Location Situs 07750 S 4175 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 2 / 23 / 16 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0002 (5).JPG 1/6/2021</p>				
Legal Description Lat/Long: 36.50085682 -95.56970488									
N 396' W2 SW NW SE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R24 054	R25 NEW DTCH ACC BLDG 40X60	02/2024	07/2024	57,100
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	CAGLE, MATTHEW J	05/17/2022	132,000	YES
H	Homestead	No	1,000		1423/658	BACON, JOHN L	11/15/2002	65,000	YES
					1196/692	MILLER, PAUL J	10/12/1999	53,000	Yes
					668/23	SELLER	04/18/1983	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax
Remove Cap	2023		Land Value	34,100	34,100	11%	3,751	Assessed	19,220 1,840.12
Year Frozen	0		Improvements	140,623	140,623		15,469	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -83.00
TIF Project ID	0		Total Value	174,723	174,723		19,220	Total Taxable	18,220 1,757.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001669	WURTZEL, BRADLEY & LISA			71	209,023	1000	20,537	1,979.00
2024	2024-660001669	WURTZEL, BRADLEY & LISA			71	159,653	1000	13,955	1,375.00
2023	2023-660001669	WURTZEL, BRADLEY & LISA			71	132,000	1000	13,521	1,347.00
2022	2022-660001669	WURTZEL, BRADLEY & LISA			71	84,003	1000	7,473	755.00
2021	2021-660001669	CAGLE, MATTHEW J			71	80,574	1000	7,226	736.00
2020	2020-660001669	CAGLE, MATTHEW J			71	74,725	1000	6,986	720.00
2019	2019-660001669	CAGLE, MATTHEW J			71	70,489	1000	6,754	708.00
2018	2018-660001669	CAGLE, MATTHEW J			71	73,655	1000	7,103	737.00
2017	2017-660001669	CAGLE, MATTHEW J			71	73,166	1000	7,049	738.00
2016	2016-660001669	CAGLE, MATTHEW J			71	71,580	1000	6,874	732.00
2015	2015-660001669	CAGLE, MATTHEW J			71	71,951	1000	6,805	716.00
2014	2014-660001669	CAGLE, MATTHEW J			71	69,939	1000	6,578	714.00
2013	2013-660001669	CAGLE, MATTHEW J			71	66,885	1000	6,357	681.00



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.6549							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	115,647.00 x .29 = 34,100							
Factor Value								
Adjustments	1.0000							
Lot Value	34,100							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	912 / 912							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1991 / 26							
Cost Approach		Manual : 01/2025						
Base Cost	95.18	Total Misc Impr	+	4,599				
Roofing Adj	+ 4.25	Garage Cost	+					
Subfloor Adj	+ 2.41	Total RCN	=	111,595				
Heat/Cool Adj	+ 10.09	Depreciation (38%)	-	42,406				
Plumbing Adj	+ 5.38	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	69,189				
Adj Base Cost	= 117.32	Lot Value	+	34,100				
Total Area	x 912	Indicated Value	=	103,289				
Adjusted Cost	= 106,996	Value Per SqFt		113.26				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	69,189							
Lot Value	34,100							
Indicated Value	103,289	113.26	Per SqFt					
Agland Value								
Site Improvements	71,434							
Total Value	174,723	191.58	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4495	38x6		228	20.17		4,599



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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	912	1.000	912
2	M	PRCH		10	SLBC	228	1.000	228
Total Building Area						912		912



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x60x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (26.64 x 2,400)		63,936	63,936	1,918	62,018
	LNT0	LEAN-TO	12x60x10	Dirt	Formed Metal	720
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (7.43 x 720)		5,350	5,350	642	4,708
	LNT0	LEAN-TO	12x60x10	Dirt	Formed Metal	720
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (7.43 x 720)		5,350	5,350	642	4,708
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (27.32 x 100)		2,732	2,732	2,732	