



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:57:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004294 Parcel ID 000000-00-0-10520-003-0001 Cadastral ID 05-21-16-08450 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 308500 WILCOX, SHERYL L 1521 GREENLEAF ST CLAREMORE OK 74017-0000 Parcel Location Situs 01521 GREENLEAF ST Subdivision WILL ROGERS HGTS III Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32644267 -95.62995753																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 11845 Non-Ag Acres 0.2881 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 12,548.00 x 4.36 = 54,755 Factor Value Adjustments 1.0000 Lot Value 54,755		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,409 / 1,409
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,409
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

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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	159,929	113.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	178,470		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.64	Total Misc Impr	+	12,799			
Roofing Adj	+ 4.60	Garage Cost	+	15,295			
Subfloor Adj	+ -1.21	Total RCN	=	212,546			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	99,897			
Plumbing Adj	+ 7.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,649			
Adj Base Cost	= 130.91	Lot Value	+	54,755			
Total Area	x 1,409	Indicated Value	=	167,404			
Adjusted Cost	= 184,452	Value Per SqFt		118.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,649		
Lot Value	54,755		
Indicated Value	167,404	118.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	167,404	118.81	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	11003		48	48	24.12	1,158
EPKS	Enclosed Porch - Kneewall Screen	11004	23x11		253	25.87	6,545



Rogers

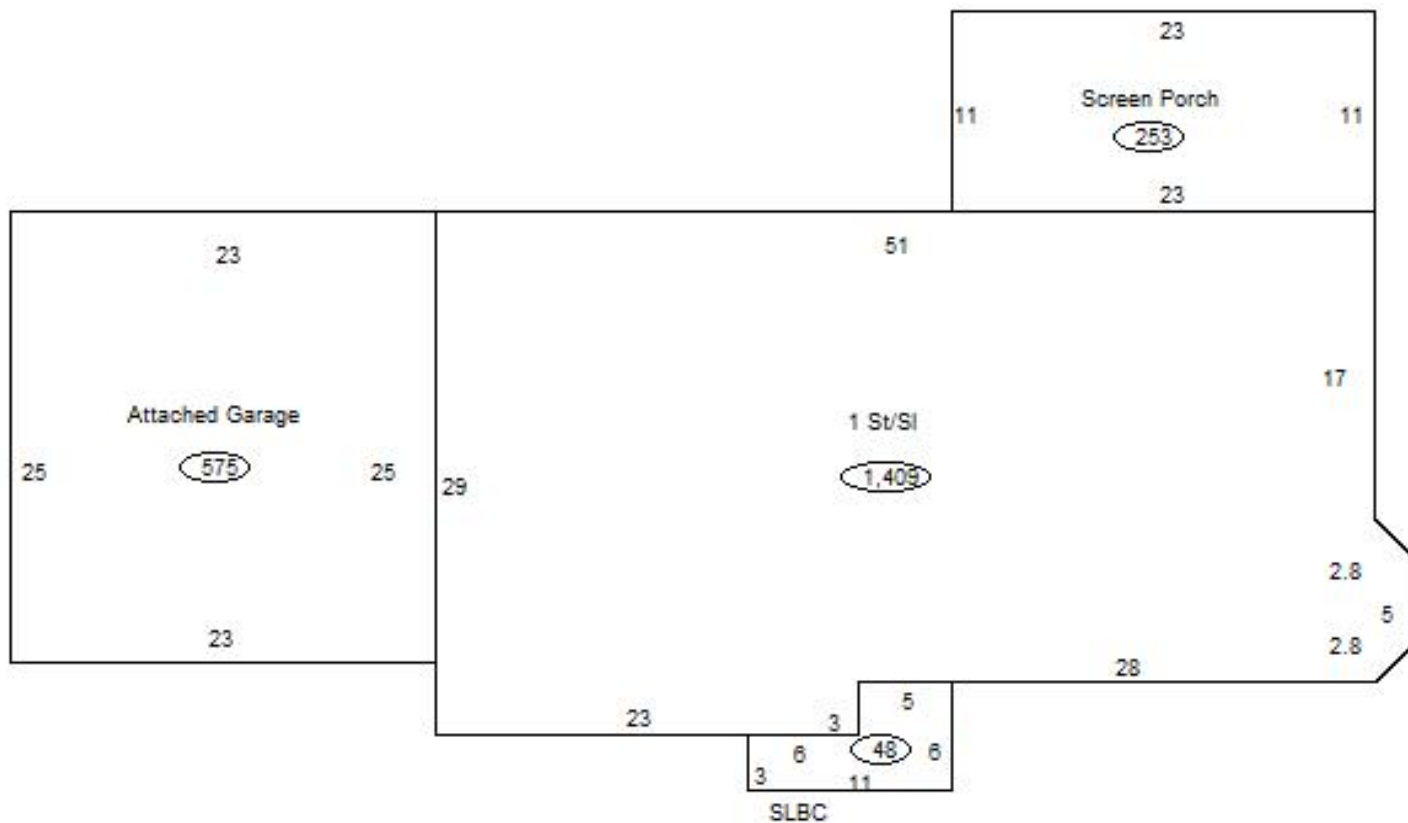
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Sketch Image

660004294



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,409	1.000	1,409
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	48	1.000	48
4	M	EPKS		13	Screen Porch	253	1.000	253
Total Building Area						1,409		1,409