Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	04:14:59
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Assessment Data

Account 660004492
Parcel ID 21N17E-05-2-00000-000-0000
Cadastral ID 05-21-17-02400
Property Type REAL - Real Property
Property Class RA **VI Area** 3
Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE
Name ID 51564

WILCOX, RICKY L

& JUDY TRUSTEES
19205 S 4200 RD
CLAREMORE OK 74017-0000

Parcel Location

Situs 19205 S 4200 RD
Subdivision
Lot/Block / **Parcel Size** 20.4 - Acres
Sec/Twn/Rng 5 / 21 / 17 / 2
Neighborhood 2117 - UNPLATTED
School District S009 - JUSTUS-TIAWAH SCHOOLS

Primary Image

660004492_002.JPG 8/11/2025

Legal Description

Lat/Long: 36.33319308 -95.52402010

ALL THAT PT OF NW SW NW LYING N & W OF OKLA TPK & W 19.60 AC LOT 4 LESS N 459' THEREOF

Building Permits

Number	Description	Opened	Closed	Amount
21	NEW HOME COMPLETE	10/2003	01/2004	

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	2025
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	2,015	1,687	11%	186
Improvements	327,395	274,125		30,154
Mobile Home	1,800	1,507		166
Total Value	331,210	277,319		30,506

Levy Rate	93.050	Current Tax
Assessed	30,506	2,838.58
Penalty	0	
Exemption	1,000	-83.00
Total Taxable	29,506	2,756.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004492	WILCOX, RICKY L	93	311,398	1000	29,505	2,755.00
2024	2024-660004492	WILCOX, RICKY L	93	300,119	1000	28,617	2,862.00
2023	2023-660004492	WILCOX, RICKY L	93	278,456	1000	27,754	2,771.00
2022	2022-660004492	WILCOX, RICKY L	93	284,442	1000	26,916	2,686.00
2021	2021-660004492	WILCOX, RICKY L	93	265,316	1000	26,104	2,648.00
2020	2020-660004492	WILCOX, RICKY L	93	260,355	1000	25,314	2,485.00
2019	2019-660004492	WILCOX, RICKY L	93	248,169	1000	24,548	2,458.00
2018	2018-660004492	WILCOX, RICKY L	93	255,831	1000	23,804	2,386.00
2017	2017-660004492	WILCOX, RICKY L	93	253,349	1000	23,081	2,195.00
2016	2016-660004492	WILCOX, RICKY L	93	245,707	1000	22,380	2,213.00
2015	2015-660004492	WILCOX, RICKY L	93	236,526	1000	21,699	2,128.00
2014	2014-660004492	WILCOX, RICKY L	93	238,770	1000	21,038	2,025.00
2013	2013-660004492	WILCOX, RICKY L	93	222,498	1000	20,397	1,991.00

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Lot Data

Units-Buildable - UNPLATTED (UNITS BUILDABLE)

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	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Rustic Log
Base/Total Area	2,128 / 2,912
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	2,128 Total
Garage Type	672 Built-In Garage 2 Stalls
Remodel	
Year/Eff Age	2003 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1	Res
Adjustment Model	A2	AO Test
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		92.99	**Total Misc Impr**	+	0
Roofing Adj	+	3.63	**Garage Cost**	+	21,551
Subfloor Adj	+	0.00	**Total RCN**	=	419,272
Heat/Cool Adj	+	14.47	**Depreciation (23%)**	-	96,433
Plumbing Adj	+	7.67	**Lump Sums**	+	4,556
Basement Adj	+	17.82	**RCNLD**	=	327,395
Adj Base Cost	=	136.58	**Lot Value**	+	
Total Area	x	2,912	**Indicated Value**	=	327,395
Adjusted Cost	=	397,721	**Value Per SqFt**		112.43

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	327,395		
Lot Value			
Indicated Value	327,395	112.43	**Per SqFt**
Agland Value	2,015		
Site Improvements			
Total Value	329,410	113.12	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALW	BALCONY - WOOD	11647	24x6		144	31.64		4,556

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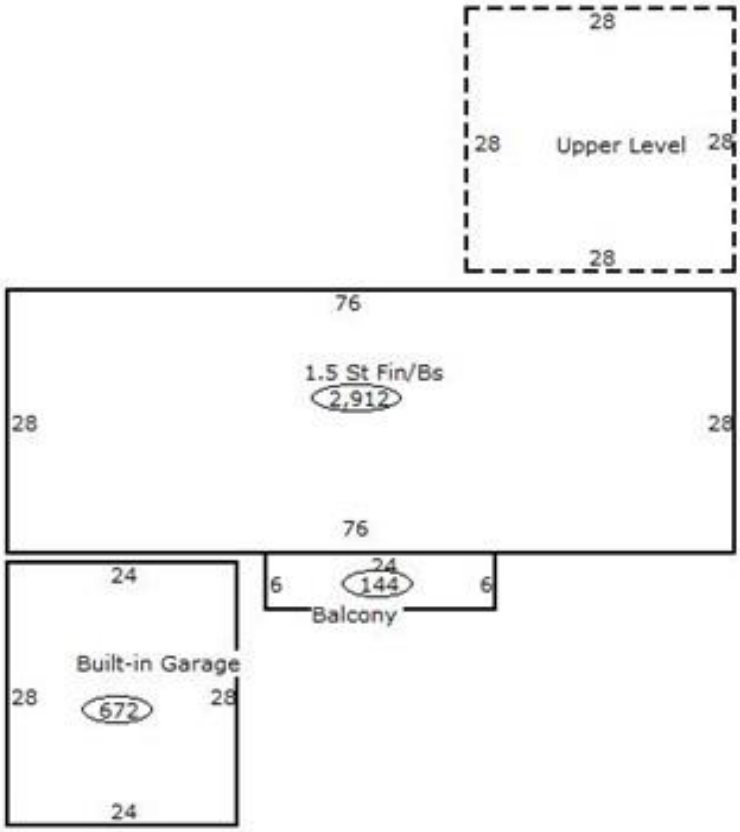
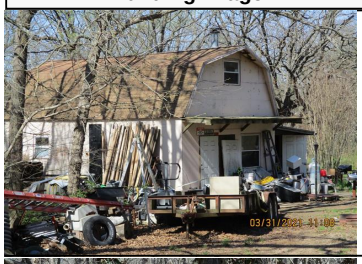
Sketch Image 660004492



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	20	1.5 St Fin/Bs	2,128	1.368	2,912
2	U	^UL	Overhang	20	Upper Level	784	1.000	784
3	G	8		20	Built-in Garage	672	1.000	672
4	M	BALW		20	Balcony	144	1.000	144
					Total Building Area	2,128		2,912

Outbuildings/Site Improvements 660004492

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	**Cond**	**Year**	**Eff Age**	
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (100% Phys/ % Func)**	**RCNLD**
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	**Cond**	**Year**	**Eff Age**	
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (100% Phys/ % Func)**	**RCNLD**
	Base Cost (4.68 x)					

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Lot Data

-

Lot Size	
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Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

660004492_002.JPG 8/11/2025

Residential Data

Type	6 Mobile Home 70 x 14
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1	Res
Adjustment Model	A2	AO Test
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		32.47	Total Misc Impr	+	0
Roofing Adj	+	2.69	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	41,954
Heat/Cool Adj	+	0.00	Depreciation (85%)	-	35,661
Plumbing Adj	+	7.65	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	6,293
Adj Base Cost	=	42.81	Lot Value	+	
Total Area	x	980	Indicated Value	=	6,293
Adjusted Cost	=	41,954	Value Per SqFt		6.42

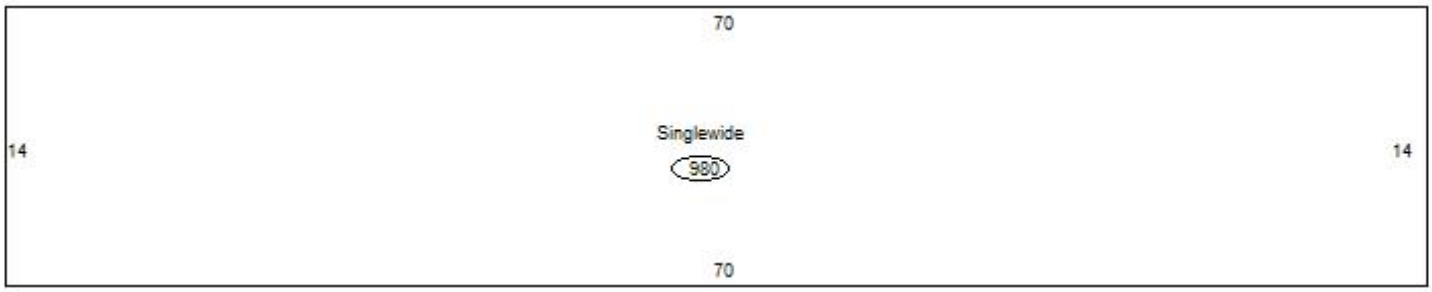
Value Reconciliation

Selected Approach	Correlated Value		
Improvements	1,800		
Lot Value			
Indicated Value	1,800	1.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,800	1.84	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

Sketch Image 660004492



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	980	1.000	980
					Total Building Area	980		980

Agland Inventory 660004492

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60		0	2.000	108	108	216	216
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80		0	1.000	144	144	144	144
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	3.000	36	36	108	108
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	2.000	63	63	126	126
				TMBR Totals		8.000			594	594
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	6.400	72	72	461	461
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	4.000	144	144	576	576
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	2.000	192	192	384	384
				NTV PST Totals		12.400			1,421	1,421
				Total Agland		20.400			2,015	2,015