



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	660004496													
Parcel ID	21N17E-05-3-00000-000-0000													
Cadastral ID	05-21-17-02800													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 3												
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE													
Name ID	311424													
WADSWORTH, DUANE & SUZANNE														
19717 S 4200 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19717 S 4200 RD													
Subdivision														
Lot/Block	/	Parcel Size	4.51 - Acres											
Sec/Twn/Rng	5 / 21 / 17 / 3													
Neighborhood	2117 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.32456147 -95.52405028														
N 297.5' OF S 451.25' NW SW SW														
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	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		2377/442	FEDERAL HOME LOAN MORTGAGE CO	12/31/2013	60,000	3					
					2332/580	SHAW, TERRI L	05/22/2013	0	10					
					1248/651	STROTHMANN, RONALD W	09/15/2000	105,667	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax						
Remove Cap	2014	Land Value	70,717	41,260	11%	4,539	Assessed	11,842	1,101.90					
Year Frozen	0	Improvements	142,323	66,389		7,303	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	213,040	107,649		11,842	Total Taxable	10,842	1,019.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004496	WADSWORTH, DUANE & SUZANNE	93	160,518	1000	10,496	987.00							
2024	2024-660004496	WADSWORTH, DUANE & SUZANNE	93	164,184	1000	10,161	1,027.00							
2023	2023-660004496	WADSWORTH, DUANE & SUZANNE	93	120,763	1000	9,837	992.00							
2022	2022-660004496	WADSWORTH, DUANE & SUZANNE	93	116,046	1000	9,522	960.00							
2021	2021-660004496	WADSWORTH, DUANE & SUZANNE	93	94,386	1000	9,215	945.00							
2020	2020-660004496	WADSWORTH, DUANE & SUZANNE	93	93,059	1000	8,917	884.00							
2019	2019-660004496	WADSWORTH, DUANE & SUZANNE	93	87,532	1000	8,629	872.00							
2018	2018-660004496	WADSWORTH, DUANE & SUZANNE	93	93,831	1000	8,629	873.00							
2017	2017-660004496	WADSWORTH, DUANE & SUZANNE	93	84,981	0	9,348	884.00							
2016	2016-660004496	WADSWORTH, DUANE & SUZANNE	93	83,320	0	9,165	901.00							
2015	2015-660004496	WADSWORTH, DUANE & SUZANNE	93	86,741	0	9,542	930.00							
2014	2014-660004496	WADSWORTH, DUANE & SUZANNE	93	89,709	0	9,868	946.00							
2013	2013-660004496	FEDERAL HOME LOAN MORTGAGE CORP	93	97,149	1000	9,252	909.00							




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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 4.51 Non-Ag Acres 4.548 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 198,111.00 x .36 = 70,717 Factor Value Adjustments 1.0000 Lot Value 70,717		 <p>660004496 08/04/25</p> <p>660004496_013.JPG 8/11/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,818 / 1,818
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 190,304 104.68 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.63	Total Misc Impr	+ 13,199	Garage Cost	+ 13,282	Total RCN	= 238,005
Roofing Adj	+ 4.36	Depreciation (53%)	- 126,143	Lump Sums	+ 8,073	RCNLD	= 119,935
Subfloor Adj	+ 1.15	Lot Value	+ 70,717	Indicated Value	= 190,652	Value Per SqFt	104.87
Heat/Cool Adj	+ 11.47						
Plumbing Adj	+ 5.74						
Basement Adj	+ 0.00						
Adj Base Cost	= 116.35						
Total Area	x 1,818						
Adjusted Cost	= 211,524						

Value Reconciliation
Selected Approach Cost Approach Improvements 119,935 Lot Value 70,717 Indicated Value 190,652 104.87 Per SqFt Agland Value Site Improvements 22,388 Total Value 213,040 117.18 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
WODC	WOOD DECK - COVERED	11659	25x10		250	32.29		8,073
PRCH	SLAB PORCH - COVERED	135276	25x14		350	23.15		8,103



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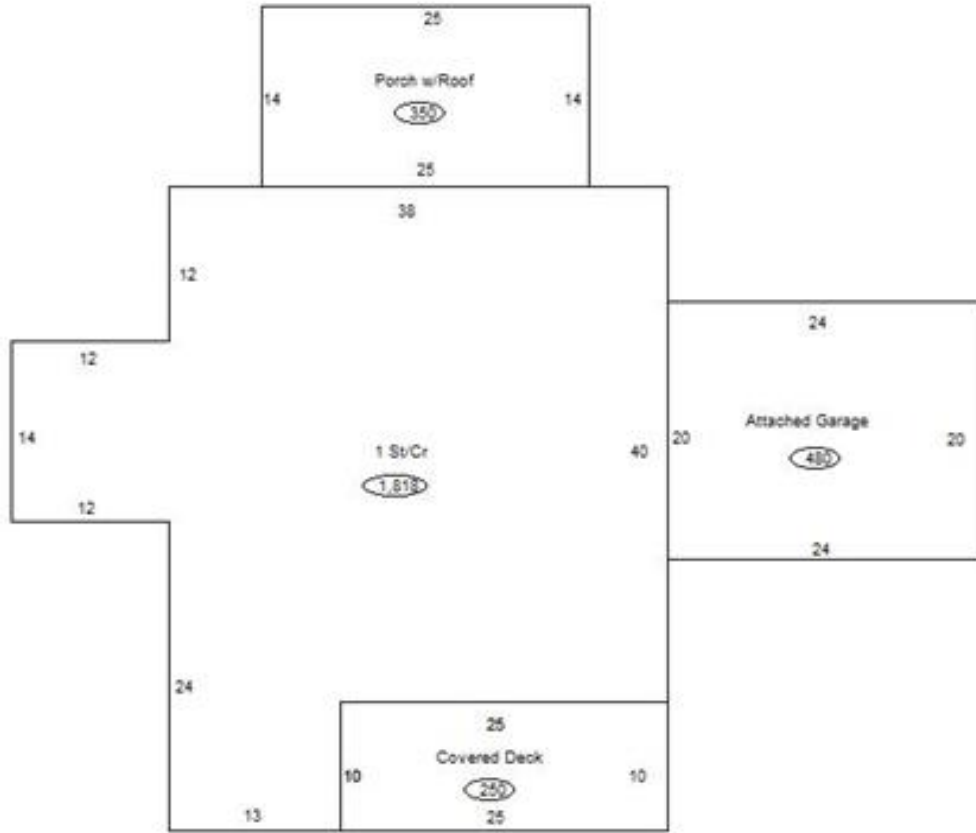
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,818	1.000	1,818
2	G	1		13	Attached Garage	480	1.000	480
3	M	WODC		13	WODC	250	1.000	250
4	M	PRCH		13	SLBC	350	1.000	350
Total Building Area						1,818		1,818



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x24x0			576
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (31.16 x 576)	17,948		17,948	5,384	12,564
	CP	Carport Dirt	24x20x0			480
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 480)	1,680		1,680	252	1,428
	LT	LEAN-TO	20x10x0			200
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 200)	584		584	438	146
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (27.50 x 1,500)	41,250		41,250	33,000	8,250