



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:32:28
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004934 Parcel ID 000000-00-0-00252-007-0009 Cadastral ID 06-20-16-05140 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 315373 WILSON, SAM B 10225 E 3RD ST CLAREMORE OK 74019-0000 Parcel Location Situs 10225 E 3RD ST Subdivision DIXIE ESTATES Lot/Block 0009 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-30\IMG 9/30/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24618688 -95.64910544																																																																																																																									
Legal Description LOT 9 BLOCK 7 DIXIE ESTATES					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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2477/656</td> <td>DRIESEL, VERNA MAXINE</td> <td>06/03/2015</td> <td>121,000</td> <td>YES</td> </tr> <tr> <td>2477/654</td> <td>DRIESEL, PAUL &</td> <td>06/03/2015</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2477/656	DRIESEL, VERNA MAXINE	06/03/2015	121,000	YES	2477/654	DRIESEL, PAUL &	06/03/2015	0	4																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2477/656	DRIESEL, VERNA MAXINE	06/03/2015	121,000	YES																																																																																																																					
2477/654	DRIESEL, PAUL &	06/03/2015	0	4																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value 63,929</td> <td>31,080</td> <td>11%</td> <td>3,419</td> <td>Assessed</td> <td>17,259</td> <td>1,797.21</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 141,507</td> <td>125,819</td> <td></td> <td>13,840</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 205,436</td> <td>156,899</td> <td></td> <td>17,259</td> <td>Total Taxable</td> <td>16,259</td> <td>1,710.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2016	Land Value 63,929	31,080	11%	3,419	Assessed	17,259	1,797.21	Year Frozen	2005	Improvements 141,507	125,819		13,840	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 205,436	156,899		17,259	Total Taxable	16,259	1,710.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2016	Land Value 63,929	31,080	11%	3,419	Assessed	17,259	1,797.21																																																																																																																	
Year Frozen	2005	Improvements 141,507	125,819		13,840	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00																																																																																																																	
TIF Project ID	0	Total Value 205,436	156,899		17,259	Total Taxable	16,259	1,710.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660004934</td><td>WILSON, SAM B</td><td>80</td><td>189,166</td><td>0</td><td>16,756</td><td>1,745.00</td></tr> <tr><td>2024</td><td>2024-660004934</td><td>WILSON, SAM B</td><td>80</td><td>183,617</td><td>0</td><td>15,958</td><td>1,529.00</td></tr> <tr><td>2023</td><td>2023-660004934</td><td>WILSON, SAM B</td><td>80</td><td>138,170</td><td>0</td><td>15,199</td><td>1,435.00</td></tr> <tr><td>2022</td><td>2022-660004934</td><td>WILSON, SAM B</td><td>80</td><td>140,174</td><td>0</td><td>15,419</td><td>1,482.00</td></tr> <tr><td>2021</td><td>2021-660004934</td><td>WILSON, SAM B</td><td>80</td><td>141,784</td><td>0</td><td>15,596</td><td>1,460.00</td></tr> <tr><td>2020</td><td>2020-660004934</td><td>WILSON, SAM B</td><td>80</td><td>142,702</td><td>0</td><td>15,694</td><td>1,472.00</td></tr> <tr><td>2019</td><td>2019-660004934</td><td>WILSON, SAM B</td><td>80</td><td>135,878</td><td>0</td><td>14,947</td><td>1,424.00</td></tr> <tr><td>2018</td><td>2018-660004934</td><td>WILSON, SAM B</td><td>80</td><td>139,731</td><td>0</td><td>15,370</td><td>1,464.00</td></tr> <tr><td>2017</td><td>2017-660004934</td><td>WILSON, SAM B</td><td>80</td><td>128,324</td><td>0</td><td>14,116</td><td>1,348.00</td></tr> <tr><td>2016</td><td>2016-660004934</td><td>WILSON, SAM B</td><td>80</td><td>125,221</td><td>0</td><td>13,774</td><td>1,320.00</td></tr> <tr><td>2015</td><td>2015-660004934</td><td>WILSON, SAM B</td><td>80</td><td>121,822</td><td>1000</td><td>6,019</td><td>591.00</td></tr> <tr><td>2014</td><td>2014-660004934</td><td>DRIESEL, PAUL &</td><td>80</td><td>123,976</td><td>1000</td><td>6,019</td><td>560.00</td></tr> <tr><td>2013</td><td>2013-660004934</td><td>DRIESEL, PAUL &</td><td>80</td><td>114,576</td><td>1000</td><td>6,019</td><td>580.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660004934	WILSON, SAM B	80	189,166	0	16,756	1,745.00	2024	2024-660004934	WILSON, SAM B	80	183,617	0	15,958	1,529.00	2023	2023-660004934	WILSON, SAM B	80	138,170	0	15,199	1,435.00	2022	2022-660004934	WILSON, SAM B	80	140,174	0	15,419	1,482.00	2021	2021-660004934	WILSON, SAM B	80	141,784	0	15,596	1,460.00	2020	2020-660004934	WILSON, SAM B	80	142,702	0	15,694	1,472.00	2019	2019-660004934	WILSON, SAM B	80	135,878	0	14,947	1,424.00	2018	2018-660004934	WILSON, SAM B	80	139,731	0	15,370	1,464.00	2017	2017-660004934	WILSON, SAM B	80	128,324	0	14,116	1,348.00	2016	2016-660004934	WILSON, SAM B	80	125,221	0	13,774	1,320.00	2015	2015-660004934	WILSON, SAM B	80	121,822	1000	6,019	591.00	2014	2014-660004934	DRIESEL, PAUL &	80	123,976	1000	6,019	560.00	2013	2013-660004934	DRIESEL, PAUL &	80	114,576	1000	6,019	580.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660004934	WILSON, SAM B	80	189,166	0	16,756	1,745.00																																																																																																																		
2024	2024-660004934	WILSON, SAM B	80	183,617	0	15,958	1,529.00																																																																																																																		
2023	2023-660004934	WILSON, SAM B	80	138,170	0	15,199	1,435.00																																																																																																																		
2022	2022-660004934	WILSON, SAM B	80	140,174	0	15,419	1,482.00																																																																																																																		
2021	2021-660004934	WILSON, SAM B	80	141,784	0	15,596	1,460.00																																																																																																																		
2020	2020-660004934	WILSON, SAM B	80	142,702	0	15,694	1,472.00																																																																																																																		
2019	2019-660004934	WILSON, SAM B	80	135,878	0	14,947	1,424.00																																																																																																																		
2018	2018-660004934	WILSON, SAM B	80	139,731	0	15,370	1,464.00																																																																																																																		
2017	2017-660004934	WILSON, SAM B	80	128,324	0	14,116	1,348.00																																																																																																																		
2016	2016-660004934	WILSON, SAM B	80	125,221	0	13,774	1,320.00																																																																																																																		
2015	2015-660004934	WILSON, SAM B	80	121,822	1000	6,019	591.00																																																																																																																		
2014	2014-660004934	DRIESEL, PAUL &	80	123,976	1000	6,019	560.00																																																																																																																		
2013	2013-660004934	DRIESEL, PAUL &	80	114,576	1000	6,019	580.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:32:28
Page 2

Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8895		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	38,745.00 x 1.65 = 63,929		
Factor Value			
Adjustments	1.0000		
Lot Value	63,929		



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-30\IMG 9/30/2021

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Plywood or Hardt
Base/Total Area	1,568 / 1,568
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,568
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	434 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,519	113.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	178,270		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.34	Total Misc Impr	+ 9,883
Roofing Adj	+ 4.93	Garage Cost	+ 18,002
Subfloor Adj	+ -2.31	Total RCN	= 242,826
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 104,415
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,411
Adj Base Cost	= 137.08	Lot Value	+ 63,929
Total Area	x 1,568	Indicated Value	= 202,340
Adjusted Cost	= 214,941	Value Per SqFt	129.04

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,411		
Lot Value	63,929		
Indicated Value	202,340	129.04	Per SqFt
Agland Value			
Site Improvements	3,096		
Total Value	205,436	131.02	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	12513	15x5		75	26.69		2,002
PRCH	SLAB PORCH - COVERED	12514	17x5		85	26.66		2,266



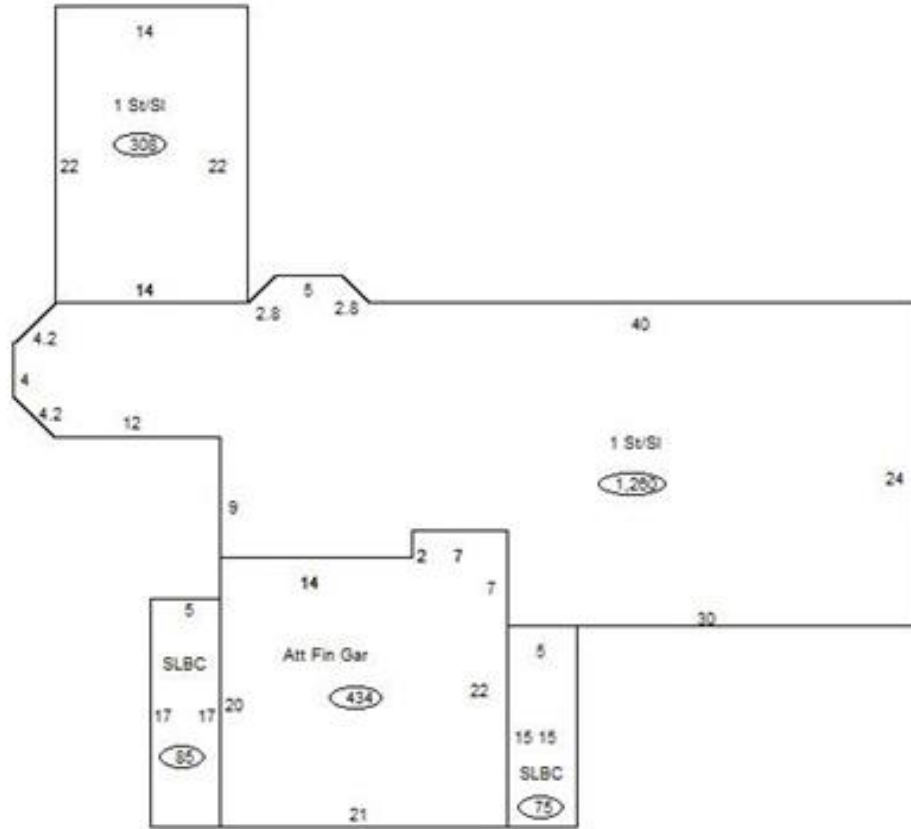
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:32:28
 Page 3

Sketch Image

660004934



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,260	1.000	1,260
2	G	5		13	Att Fin Gar	434	1.000	434
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PRCH		13	SLBC	85	1.000	85
5	R	1	Slab	13	1 St/SI	308	1.000	308
Total Building Area						1,568		1,568



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:32:29
Page 4

660004934

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x6	Plank	Composition Shingle	144
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (25.00 x 144)	3,600		3,600	504
				3,096