



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 660008549 Parcel ID 21N15E-09-1-00000-000-0000 Cadastral ID 09-21-15-05000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 117584 WILCOX, LARRY M TRUST 6522 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 06522 E 480 RD Subdivision Lot/Block / Parcel Size 14 - Acres Sec/Twn/Rng 9 / 21 / 15 / 1 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0610\IMG_0005. 6/10/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.31989658 -95.71218679 E 560' W2 NW NE LESS TR 2.7 ACRES BEG; NE/C W2 NW NE; W 450'; S 50-0 E 700 & TO E/L W2 NW NE; N 535' TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	14	
Non-Ag Acres	13.7911	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	600,738.00 x .33 = 200,695	
Factor Value		
Adjustments	1.0000	
Lot Value	200,695	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,116 / 2,116
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



\\tsclient\C\Users\Randy Necessary\Pictures\101_0610\IMG_0005. 6/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	204,012	96.41	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	99.76	Total Misc Impr	+	6,110	
Roofing Adj	+ 4.94	Garage Cost	+	15,232	
Subfloor Adj	+ 1.09	Total RCN	=	282,329	
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	146,811	
Plumbing Adj	+ 6.08	Lump Sums	+	1,426	
Basement Adj	+ 0.00	RCNLD	=	136,944	
Adj Base Cost	= 123.34	Lot Value	+	200,695	
Total Area	x 2,116	Indicated Value	=	337,639	
Adjusted Cost	= 260,987	Value Per SqFt		159.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,944		
Lot Value	200,695		
Indicated Value	337,639	159.56	Per SqFt
Agland Value			
Site Improvements	7,088		
Total Value	344,727	162.91	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	19866	7x6		42	24.14		1,014
WODO	WOOD DECK - OPEN	19867	276		276	17.22	70%	1,426



Rogers

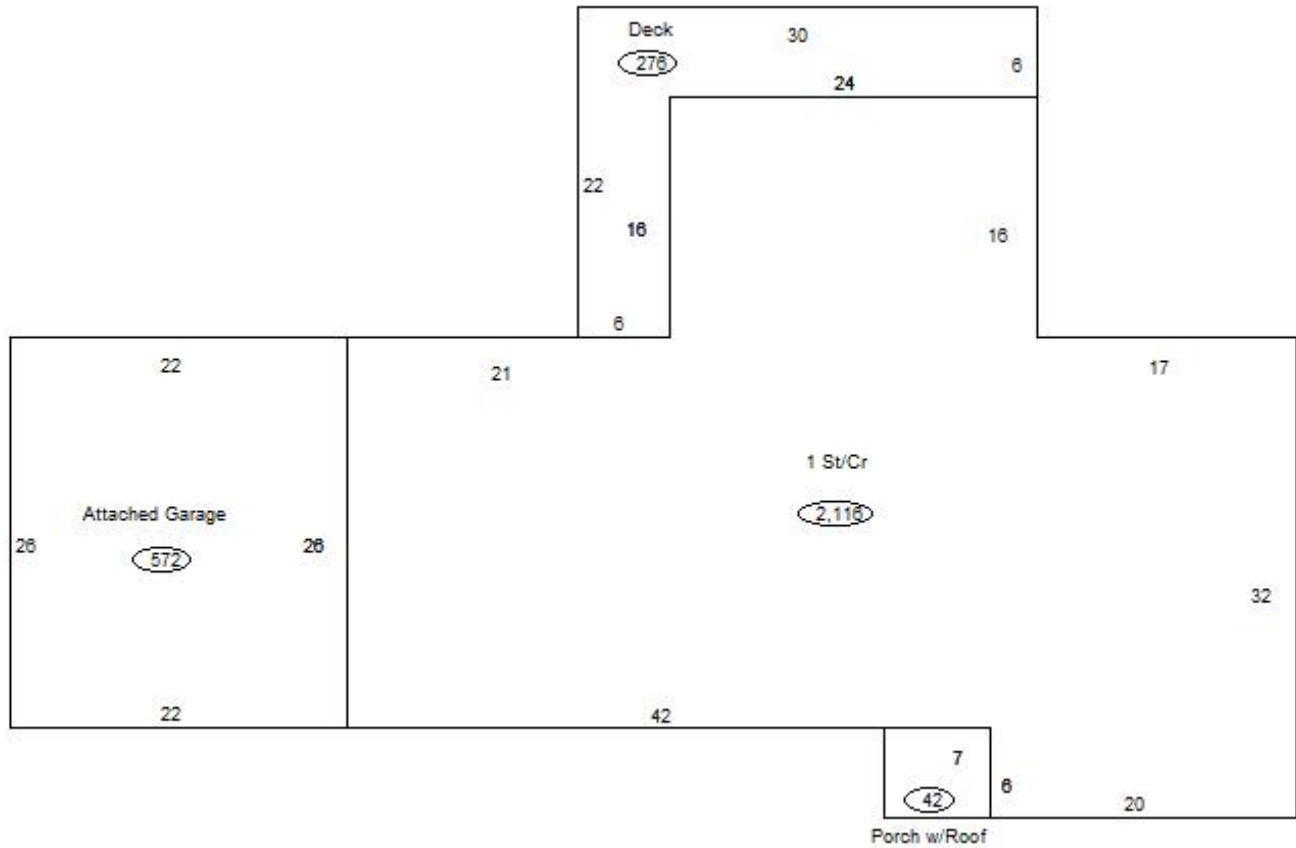
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Sketch Image

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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	2,116	1.000	2,116
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	42	1.000	42
4	M	WODO		13	WODO	276	1.000	276
Total Building Area						2,116		2,116



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			624	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 624)		9,984		9,984	7,488	2,496
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	21,250	3,750
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)						
	STF	STG FAIR	20x20x0			400	
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 400)		1,872		1,872	1,030	842