



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:09:42
Page 1

Assessment Data					Primary Image				
Account	660015028				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-1\IMG_0018. 8/1/2023</p>				
Parcel ID	000000-00-0-10280-002-0005								
Cadastral ID	16-21-16-00670								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	67764								
WILCUTT, BERTHA E &									
KEVIN D WILLCUTT 710 S CHOCTAW PL CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00710 S CHOCTAW PL								
Subdivision	NORFLEET								
Lot/Block	0005 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	16 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30125988 -95.60847395									
Building Permits									
LOT 5 BLOCK 2 NORFLEET									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	67,328	18,015	11%	1,982	Assessed	11,917	1,101.49
Year Frozen	0	Improvements	91,935	90,321		9,935	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	159,263	108,336		11,917	Total Taxable	10,917	1,009.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660015028	WILCUTT, BERTHA E &	17	158,439	1000	10,570	977.00		
2024	2024-660015028	WILCUTT, BERTHA E &	17	171,789	1000	10,233	946.00		
2023	2023-660015028	WILCUTT, BERTHA E &	17	126,512	1000	9,905	907.00		
2022	2022-660015028	WILCUTT, BERTHA E &	17	110,449	1000	9,588	888.00		
2021	2021-660015028	WILCUTT, BERTHA E &	17	119,651	1000	9,280	819.00		
2020	2020-660015028	WILCUTT, BERTHA E &	17	117,702	1000	8,981	822.00		
2019	2019-660015028	WILCUTT, BERTHA E &	17	113,697	1000	8,690	805.00		
2018	2018-660015028	WILCUTT, BERTHA E &	17	115,749	1000	8,408	777.00		
2017	2017-660015028	WILCUTT, BERTHA E &	17	114,788	1000	8,133	747.00		
2016	2016-660015028	WILCUTT, BERTHA E &	17	111,879	1000	7,868	738.00		
2015	2015-660015028	WILCUTT, BERTHA E &	17	108,378	1000	7,610	686.00		
2014	2014-660015028	WILCUTT, BERTHA E &	17	111,534	1000	7,359	682.00		
2013	2013-660015028	WILCUTT, BERTHA E &	17	104,474	1000	7,115	651.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:09:42
Page 2

Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2877	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,531.00 x 5.37 = 67,328	
Factor Value		
Adjustments	1.0000	
Lot Value	67,328	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,632 / 1,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,632
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-1\IMG_0018. 8/1/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	96,090	58.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	107,200		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,935		
Lot Value	67,328		
Indicated Value	159,263	97.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	159,263	97.59	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.10	Total Misc Impr	+	13,712			
Roofing Adj	+ 4.58	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	199,858			
Heat/Cool Adj	+ 10.30	Depreciation (54%)	-	107,923			
Plumbing Adj	+ 5.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	91,935			
Adj Base Cost	= 114.06	Lot Value	+	67,328			
Total Area	x 1,632	Indicated Value	=	159,263			
Adjusted Cost	= 186,146	Value Per SqFt		97.59			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
CPDT	CARPORT - DETACHED	36053	21x19		399	10.13		4,042
PRCH	SLAB PORCH - COVERED	36054	21x4		84	21.03		1,767
PRCH	SLAB PORCH - COVERED	36055	16x10		160	20.79		3,326



Rogers

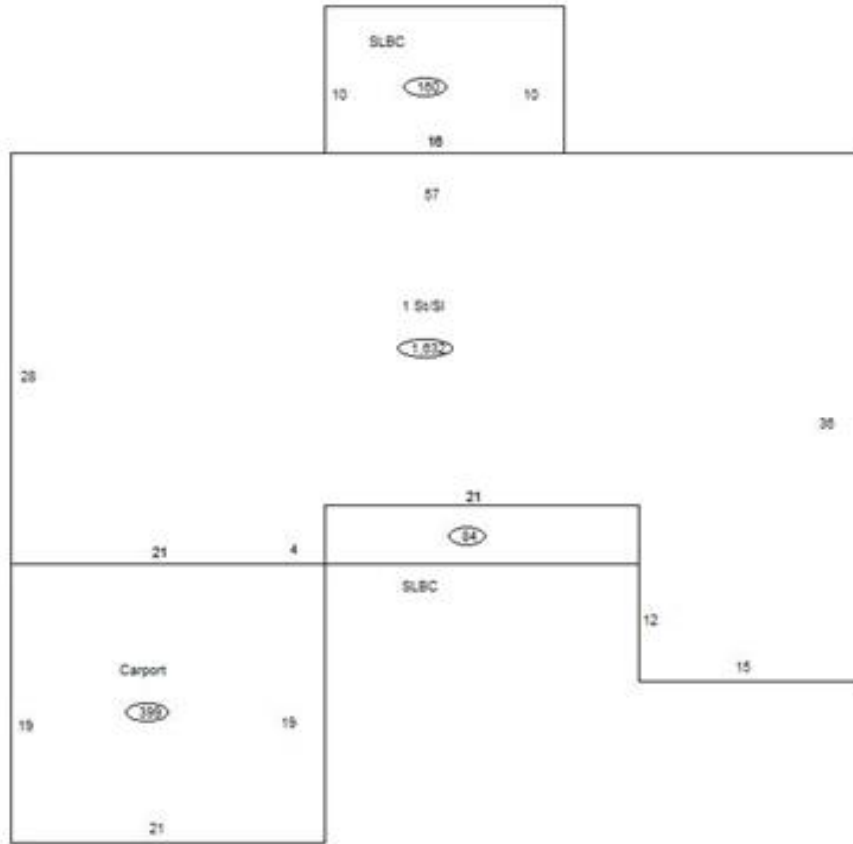
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:09:42
 Page 3

Sketch Image

660015028



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,632	1.000	1,632
2	M	CPDT		10	Carport	399	1.000	399
3	M	PRCH		10	SLBC	84	1.000	84
4	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						1,632		1,632



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:09:43
Page 4

660015028

Outbuildings/Site Improvements

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)				