



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:25:29
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015257 Parcel ID 21N16E-16-1-00000-000-0000 Cadastral ID 16-21-16-03600 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 333372 WILSEY, CORY EVAN & LILLIAN JOSETTE 701 E WILL ROGERS BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 00701 E WILL ROGERS BLVD Subdivision Lot/Block / Parcel Size 1.5 - Acres Sec/Twn/Rng 16 / 21 / 16 / 1 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30691560 -95.60186594																																																																																																																									
TR IN NE NE NW NE, BEG: 65' W OF NE/C NW NE, S 160'; E 65'; S 170'; W 198'; N 330'; E 133' TO POB, LESS HWY					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/17/2026
 Time 00:25:29
 Page 2

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 65,340.00 x 1.00 = 65,340</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 65,340</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 2,976</p> <p>Total Base Value 394,915</p> <p>Modifier Value</p> <p>Misc Improvements 14,502</p> <p>Replacement Cost New 409,417</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 262,027</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 262,027</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 6,543</p> <p>Total Improvement Value 268,570</p> <p>Land Value 65,340</p> <p>Cost Approach Value 333,910 112.20/SqFt</p>	<p>Image ID 1020933</p> <p>Image Date 4/12/2023</p> <p>Name IMG_0009.JPG</p> <p>Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2023-3 22\IMG_0009.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 6,543</p> <p>Land Value 65,340</p> <p>Total Appraised Value 333,910 112.20/SqFt</p>



Rogers

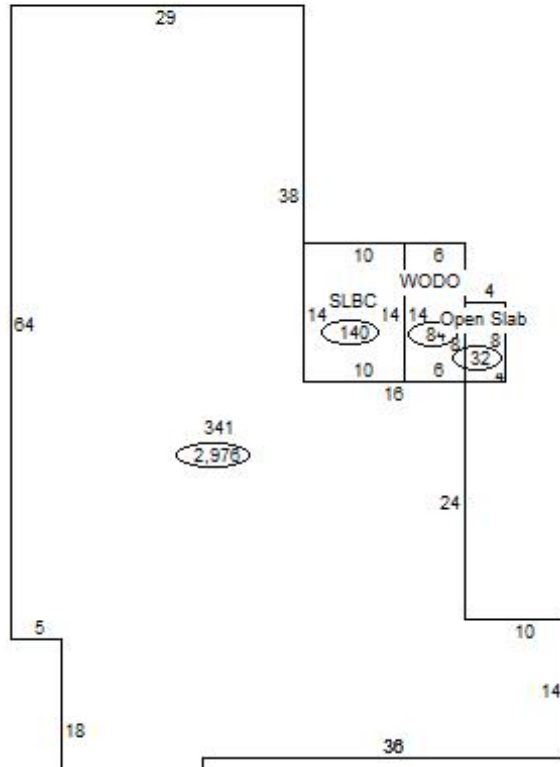
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Date 04/17/2026
 Time 00:25:29
 Page 3

Sketch Image

660015257



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		20	341	2,976	1.000	2,976
2	M	PRCH		20	SLBC	216	1.000	216
3	M	PRCH		20	SLBC	140	1.000	140
4	M	WODO		20	WODO	84	1.000	84
5	M	PATO		20	Open Slab	32	1.000	32
Total Building Area						2,976		2,976



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Page 4

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Parcel ID 21N16E-16-1-00000-000-0000
Cadastral ID 16-21-16-03600

Tax Area Code 17
Property Class UC
Owners Name WILSEY, CORY EVAN &

Building Data

Building ID 4871
Building Sequence 1
Occupancy 1 341 Medical Office 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,976
Average Perimeter 274
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1945
Effective Age 19
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 96 - Stud Walls-Wood Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0009.JPG
Image Date 4/12/2023
Image Name IMG_0009.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2023-3 22\IMG_0009.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 92.35
Wall Cost 27.02
HVAC Cost 13.33
Basement Cost 0.00
Total Base Cost 132.70
Total Area 2,976
Base RCN 394,915
Misc Impr Value 14,502

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 409,417
Physical Depreciation 36%
Functional Depreciation
Total Depreciation 36% (147,390)
Total RCNLD 262,027
Lump Sums
Total Building Value 262,027 \$ 88.05 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered		36x6	216	33.68		7,275
PRCH	Slab Porch - Covered		14x10	140	34.34		4,808
WODO	Wood Deck - Open		14x6	84	24.89		2,091
PATO	Slab Porch - Open		8x4	32	10.24		328
Total Misc Improvement							14,502



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Time 00:25:29

Page 5

660015257

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	32x36x0			1,152
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (11.36 x 1,152)				13,087	6,544	6,543
Total Site Improvement Value						6,543