



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:24:19
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Assessment Data					Primary Image									
Account	660018222													
Parcel ID	000000-00-0-10200-006-0005													
Cadastral ID	20-21-16-02250													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	266764													
WILLIS, MELLISA ANN														
2405 SW WOLF RUN DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	02405 SW WOLF RUN DR													
Subdivision	HUNTERS TRAIL													
Lot/Block	0005 / 0006	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 21 / 16 / 5													
Neighborhood	1166 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.28259534 -95.63157490														
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					
Number	Description	Opened	Closed	Amount										
LOT 5 BLOCK 6 HUNTERS TRAIL														
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1082/570	HRDLICKA, LARRY K	09/23/1997	72,500	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	1998	Land Value	52,188	23,115	11%	2,543	Assessed	15,557	1,437.93					
Year Frozen	0	Improvements	125,854	118,308		13,014	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	178,042	141,423		15,557	Total Taxable	14,557	1,346.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018222	WILLIS, MELLISA ANN	17	173,675	1000	14,104	1,304.00							
2024	2024-660018222	WILLIS, MELLISA ANN	17	164,933	1000	13,664	1,263.00							
2023	2023-660018222	WILLIS, MELLISA ANN	17	129,423	1000	13,237	1,213.00							
2022	2022-660018222	WILLIS, TERRY R & MELLISA A	17	127,709	1000	13,048	1,208.00							
2021	2021-660018222	WILLIS, TERRY R & MELLISA A	17	129,547	1000	13,250	1,170.00							
2020	2020-660018222	WILLIS, TERRY R & MELLISA A	17	130,214	1000	13,047	1,195.00							
2019	2019-660018222	WILLIS, TERRY R & MELLISA A	17	123,985	1000	12,638	1,171.00							
2018	2018-660018222	WILLIS, TERRY R & MELLISA A	17	128,795	1000	13,167	1,217.00							
2017	2017-660018222	WILLIS, TERRY R & MELLISA A	17	127,741	1000	12,960	1,190.00							
2016	2016-660018222	WILLIS, TERRY R & MELLISA A	17	124,486	1000	12,553	1,178.00							
2015	2015-660018222	WILLIS, TERRY R & MELLISA A	17	122,976	1000	12,158	1,097.00							
2014	2014-660018222	WILLIS, TERRY R & MELLISA A	17	125,201	1000	11,775	1,092.00							
2013	2013-660018222	WILLIS, TERRY R & MELLISA A	17	118,510	1000	11,403	1,043.00							



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	12500	
Non-Ag Acres	0.1686	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,345.00 x 5.92 = 43,490	
Factor Value		
Adjustments	1.2000	
Lot Value	52,188	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,464 / 1,464
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,464
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

Cost Approach				Manual : 01/2025			
Base Cost	100.44	Total Misc Impr	+	13,636			
Roofing Adj	+ 4.55	Garage Cost	+	13,282			
Subfloor Adj	+ -1.18	Total RCN	=	209,757			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	83,903			
Plumbing Adj	+ 9.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,854			
Adj Base Cost	= 124.89	Lot Value	+	52,188			
Total Area	x 1,464	Indicated Value	=	178,042			
Adjusted Cost	= 182,839	Value Per SqFt		121.61			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,333	112.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	190,590		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,854		
Lot Value	52,188		
Indicated Value	178,042	121.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	178,042	121.61	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	43958	326		326	23.20		7,563
PATO	SLAB PORCH - OPEN	43959	90		90	10.86		977

