



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:31:35  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019274 <b>Parcel ID</b> 000000-00-0-00921-002-0004 <b>Cadastral ID</b> 22-21-16-01310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 298052 HOLMES, MARVIN & KELLY LIVING TRUST  22058 S WILDWOOD PL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 22058 S WILDWOOD PL <b>Subdivision</b> WILDWOOD ACRES <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 16 / 5 <b>Neighborhood</b> 1145 - R-V01-SE FOYIL <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29203579 -95.58825581																																																																																																																									
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Lot Data		Square-Foot - NBHD 1145 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.9873							
Topography								
Street Access								
Utilities								
Amenities								
Method	Square-Foot			\\tsclient\A\TOMMY DUNLAP\New folder (287)\IMG_0007.JPG 10/19/2023				
Base Lot Value	43,007.00 x 1.37 = 58,920			<b>GRM Approach</b>				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent 0.00				
Lot Value	58,920			Indicated Value				
<b>Residential Data</b>				<b>Multiple Regression</b>				
Type	1 Single Family Residence			MRA Code 1 Test				
Condition	3 - Average			Adusted R 0.8445				
Quality	3 - Average			Indicated Value 213,421 125.25 Per SqFt				
Architecture				<b>Direct Comparables</b>				
Style	100% 1 1/2 Story Finished			Selection Model A Adam Test				
Exterior Wall	100% Veneer, Masonry			Adjustment Model 1 2022 Residential				
Base/Total Area	864 / 1,704			Comparables 3				
Style	100% 1 1/2 Story Finished			Indicated Value 277,650 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Value Reconciliation</b>				
Roof Cover	1 Composition Shingle			Selected Approach Cost Approach				
Area on Slab	864			Improvements 130,156				
Fixture/RghIn	11 /			Lot Value 58,920				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 189,076 110.96 Per SqFt				
Basement Area				Agland Value				
Garage Type	616 Attached Garage - Unfinished 2 Stalls			Site Improvements 10,824				
Remodel				Total Value 199,900 117.31 Total Value Per SqFt				
Year/Eff Age	1975 / 38							
<b>Cost Approach Manual : 01/2025</b>								
Base Cost	97.92	Total Misc Impr	+ 7,746					
Roofing Adj	+ 2.86	Garage Cost	+ 18,751					
Subfloor Adj	+ -1.36	Total RCN	= 232,971					
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	- 104,837					
Plumbing Adj	+ 9.11	Lump Sums	+ 2,022					
Basement Adj	+ 0.00	RCNLD	= 130,156					
Adj Base Cost	= 121.17	Lot Value	+ 58,920					
Total Area	x 1,704	Indicated Value	= 189,076					
Adjusted Cost	= 206,474	Value Per SqFt	110.96					
<b>Miscellaneous Improvements</b>								
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	46812	5x4		20	26.87		537
PATO	SLAB PORCH - OPEN	46813	12x12		144	11.07		1,594
BALW	BALCONY - WOOD	46814	12x6		72	28.08		2,022



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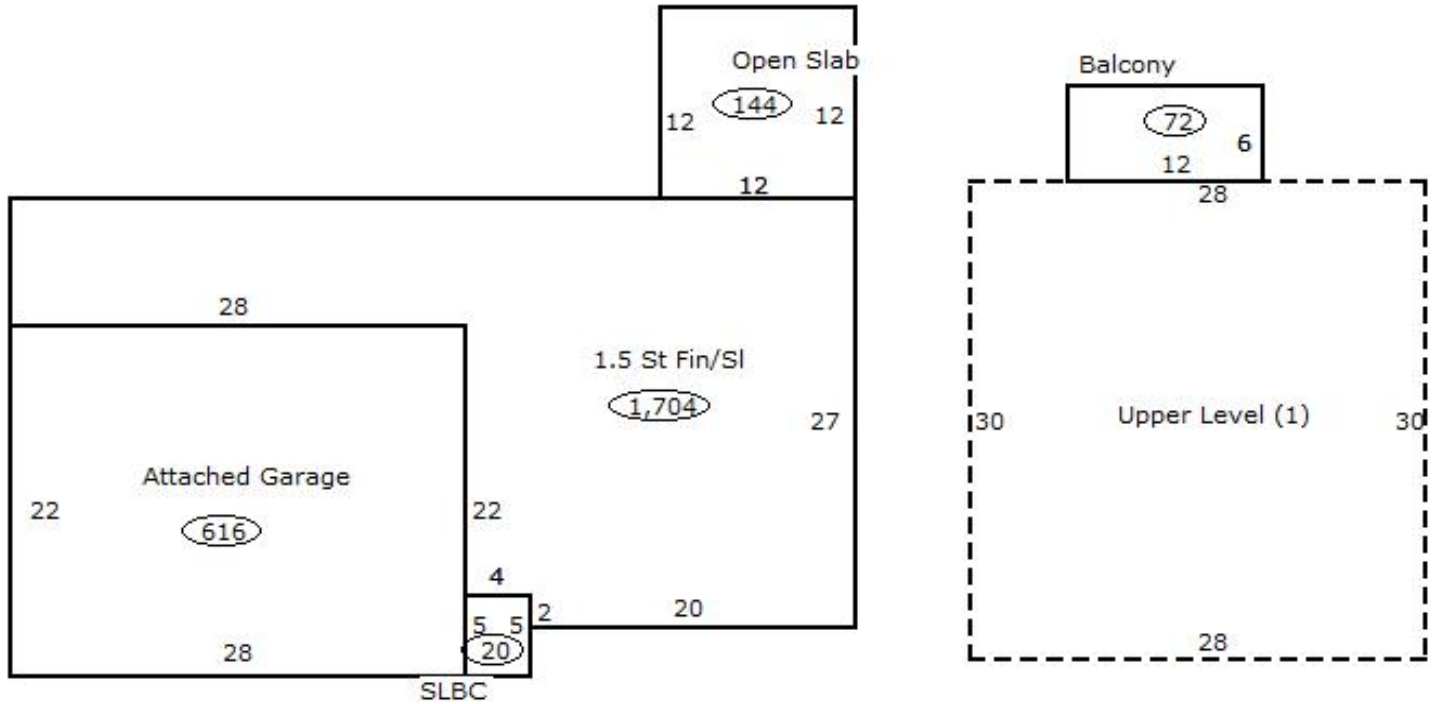
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### Sketch Image

660019274



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	864	1.972	1,704
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	144	1.000	144
5	M	BALW		13	Balcony	72	1.000	72
6	U	^UL		13	Upper Level (1)	840	1.000	840
<b>Total Building Area</b>						864		1,704



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			288	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 288)		4,608		4,608	2,534	2,074
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000		25,000	16,250	8,750