



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:51:04
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Assessment Data					Primary Image																																																																																																																				
Account 660019275 Parcel ID 000000-00-0-00921-002-0006 Cadastral ID 22-21-16-01320 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 258459 COOPER, MICHAEL K & DIANE S 22078 S WILDWOOD PL CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 22078 S WILDWOOD PL Subdivision WILDWOOD ACRES Lot/Block 0006 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 22 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29135706 -95.58837362					Building Permits																																																																																																																				
LOTS 5 & 6 BLOCK 2 WILDWOOD ACRES					<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>R2016 11 11</td> <td>R18-NEW 2300 SQ FT SFR</td> <td>11/2016</td> <td>11/2017</td> <td>236,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 11 11	R18-NEW 2300 SQ FT SFR	11/2016	11/2017	236,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1145 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4093		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	61,390.00 x 1.16 = 71,267		
Factor Value			
Adjustments	1.0000		
Lot Value	71,267		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,225 / 2,225
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,225
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	612 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	335,828 150.93 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	256,980 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	325,190
Lot Value	71,267
Indicated Value	396,457 178.18 Per SqFt
Agland Value	
Site Improvements	14,600
Total Value	411,057 184.74 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.26	Total Misc Impr	+ 22,394
Roofing Adj	+ 5.24	Garage Cost	+ 23,293
Subfloor Adj	+ -3.40	Total RCN	= 349,667
Heat/Cool Adj	+ 14.47	Depreciation (7%)	- 24,477
Plumbing Adj	+ 10.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 325,190
Adj Base Cost	= 136.62	Lot Value	+ 71,267
Total Area	x 2,225	Indicated Value	= 396,457
Adjusted Cost	= 303,980	Value Per SqFt	178.18

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	136422	93		93	29.23		2,718
PRCH	SLAB PORCH - COVERED	136423	28x14		392	28.18		11,047
PATO	SLAB PORCH - OPEN	136424	14x13		182	12.08		2,199



Rogers

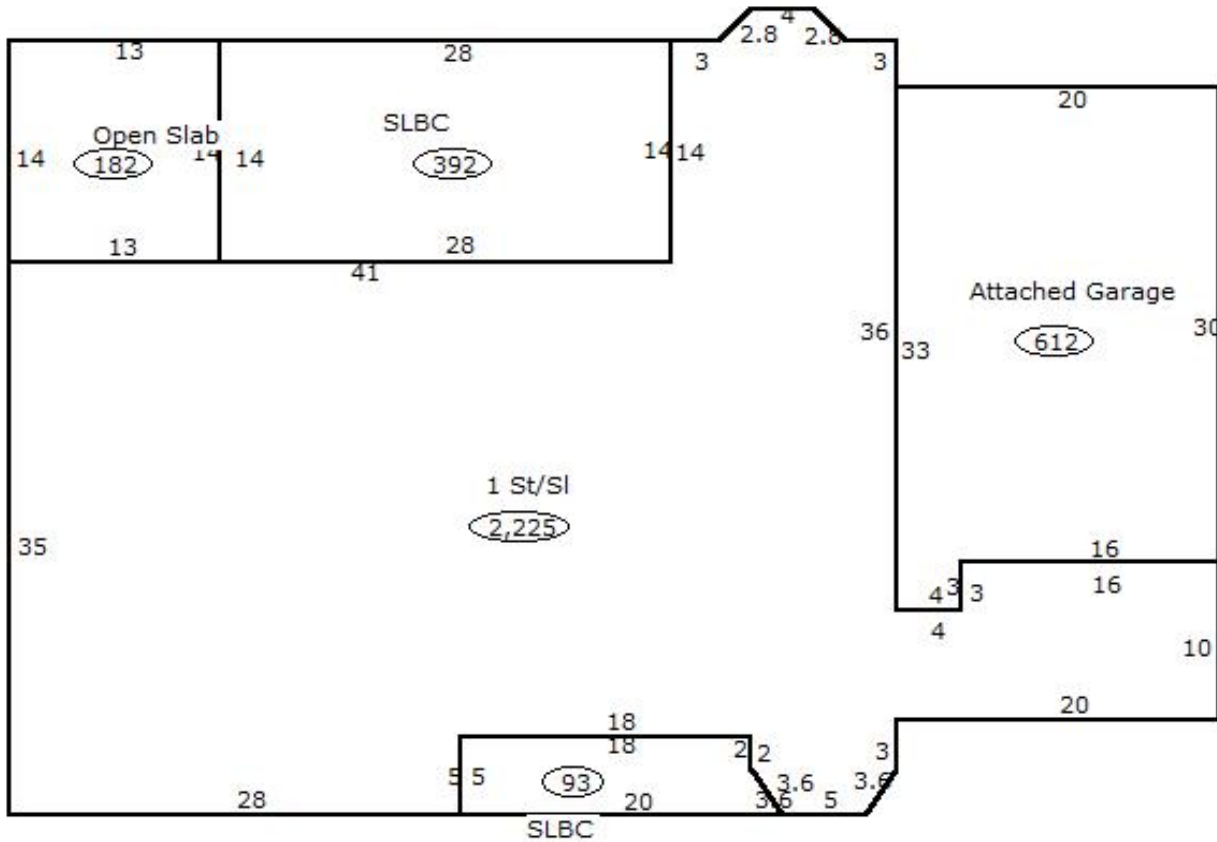
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,225	1.000	2,225
2	G	1		13	Attached Garage	612	1.000	612
3	M	PRCH		13	SLBC	93	1.000	93
4	M	PRCH		13	SLBC	392	1.000	392
5	M	PATO		13	Open Slab	182	1.000	182
Total Building Area						2,225		2,225



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			575
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 575)	9,200		9,200	4,600	4,600
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	15,000	10,000