




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																														
Account 660019279 Parcel ID 000000-00-0-00921-002-0010 Cadastral ID 22-21-16-01370 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 343831 RICKMAN, JOSE & FALAN 22077 S WILDWOOD LN CLAREMORE OK 74019-0000 Parcel Location Situs 22077 S WILDWOOD LN Subdivision WILDWOOD ACRES Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS	 <p>\\tsclient\A\TOMMY DUNLAP\New folder (287)\IMG_0018.JPG 10/18/2023</p>																														
Legal Description Lot/Long: 36.29155203 -95.58897650 LOT 10 BLOCK 2 WILDWOOD ACRES	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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount																									
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2025	Land Value	74,179	74,179	11%	8,160	Assessed	28,840	2,395.16
Year Frozen	2005	Improvements	188,006	188,006		20,680	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	262,185	262,185		28,840	Total Taxable	27,840	2,312.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660019279	RICKMAN, JOSE & FALAN	5	256,580	0	28,224	2,344.00	
2024	2024-660019279	RICKMAN, JOSE & FALAN	5	222,099	1000	11,106	927.00	
2023	2023-660019279	GABLE, VIRGINIA F	5	174,897	1000	11,105	925.00	
2022	2022-660019279	GABLE, VIRGINIA F	5	177,619	1000	11,105	924.00	
2021	2021-660019279	GABLE, VIRGINIA F	5	189,313	1000	11,106	942.00	
2020	2020-660019279	GABLE, VIRGINIA F	5	190,556	1000	11,106	940.00	
2019	2019-660019279	GABLE, VIRGINIA F	5	180,984	1000	11,106	962.00	
2018	2018-660019279	GABLE, VIRGINIA F	5	186,657	1000	11,105	963.00	
2017	2017-660019279	GABLE, VIRGINIA F	5	184,993	1000	11,106	906.00	
2016	2016-660019279	GABLE, VIRGINIA F	5	180,154	1000	11,106	947.00	
2015	2015-660019279	GABLE, VIRGINIA F	5	173,451	1000	11,106	938.00	
2014	2014-660019279	GABLE, VIRGINIA F	5	176,839	1000	11,105	953.00	
2013	2013-660019279	GABLE, VIRGINIA F	5	166,617	1000	11,105	967.00	



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Lot Data	Square-Foot - NBHD 1145 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.7769	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	33,841.00 x 1.37 = 46,362	
Factor Value		
Adjustments	1.6000	
Lot Value	74,179	

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	2,379 / 2,379
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,379
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	600 Carport - Gable Roof 2 Stalls
Remodel	
Year/Eff Age	1974 / 39



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	281,434	118.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	324,540		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.38	Total Misc Impr	+	14,903			
Roofing Adj	+ 5.20	Garage Cost	+	7,740			
Subfloor Adj	+ -3.40	Total RCN	=	343,927			
Heat/Cool Adj	+ 14.47	Depreciation (46%)	-	158,206			
Plumbing Adj	+ 9.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	185,721			
Adj Base Cost	= 135.05	Lot Value	+	74,179			
Total Area	x 2,379	Indicated Value	=	259,900			
Adjusted Cost	= 321,284	Value Per SqFt		109.25			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,721		
Lot Value	74,179		
Indicated Value	259,900	109.25	Per SqFt
Agland Value			
Site Improvements	2,285		
Total Value	262,185	110.21	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	46826		74	74	29.29		2,167
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	46828	18x11		198	31.85		6,306



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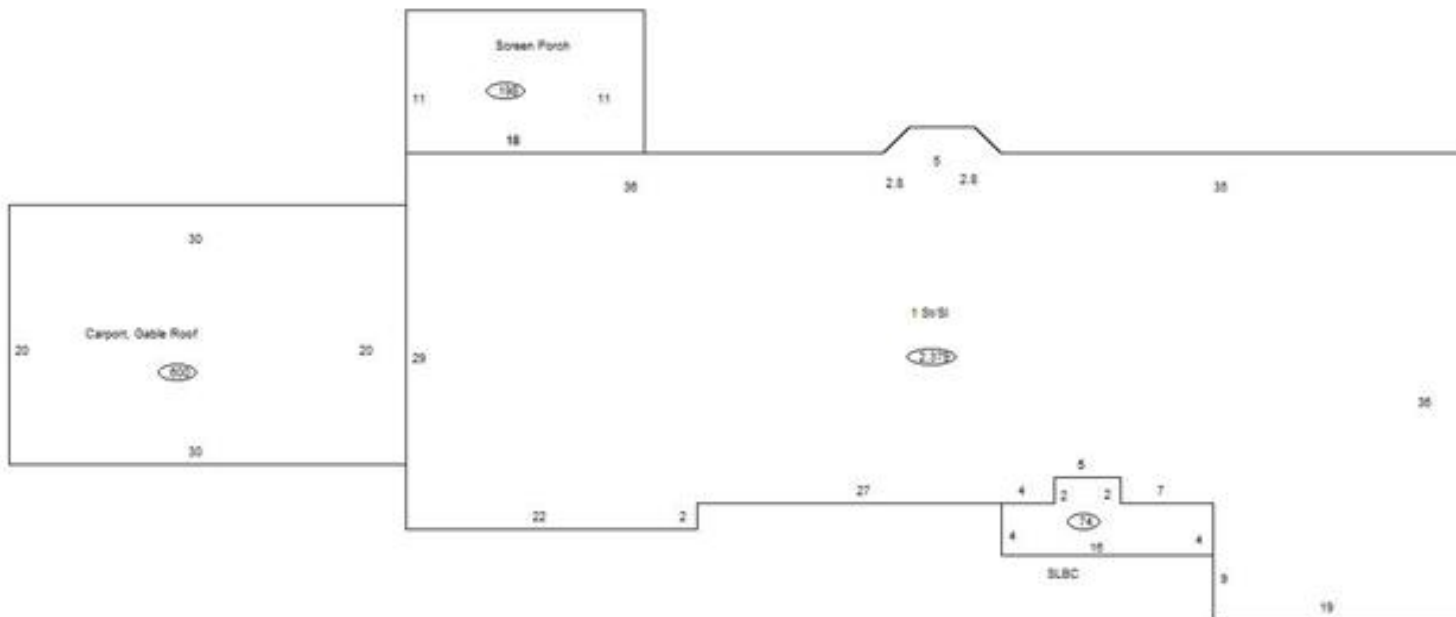
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,379	1.000	2,379
2	M	PRCH		10	SLBC	74	1.000	74
3	G	3		10	Carport, Gable Roof	600	1.000	600
4	M	EPKS		10	Screen Porch	198	1.000	198
Total Building Area						2,379		2,379



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			240
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (16.00 x 240)		3,840		3,840	2,304	1,536
STGG	STG GOOD		10x10x0			100
Qual 4	Cond 3	Year	Eff Age			
Valuation Summary			Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (9.36 x 100)		936		936	187	749