



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 660019289 Parcel ID 21N16E-22-2-00000-000-0000 Cadastral ID 22-21-16-01520 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 305816 CRADDOCK, CLINTON E & CHERYL A-TRUSTEES 22206 S WILDWOOD LN CLAREMORE OK 74019-0000 Parcel Location Situs 22206 S WILDWOOD LN Subdivision Lot/Block / Parcel Size 31.18 - Acres Sec/Twn/Rng 22 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (287)\IMG_0038.JPG 10/18/2023</p>														
Legal Description Lat/Long: 36.28659771 -95.58909750																			
E2 SE NW & NE NE SW LYING N & E OF RR & ALL THAT PART E2 NE NW LYING SOUTH OF 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2465/577	CRADDOCK, CLINTON E &	04/07/2015	0	4										
					2204/654	GREEN, LARRY W &	10/27/2011	410,000	YES										
					1002/498	LONG, GLENNA	09/15/1995	61,500	Yes										
					954/634	WHITMIRE, PAUL F	04/13/1994	0	No										
					821/468			50,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	0	Land Value	4,122	4,122	11%	453	Assessed	34,317	2,850.03										
Year Frozen	0	Improvements	356,107	307,852		33,864	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0	Total Value	360,229	311,974		34,317	Total Taxable	33,317	2,767.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660019289	CRADDOCK, CLINTON E &			5	302,888	1000	32,317	2,684.00										
2024	2024-660019289	CRADDOCK, CLINTON E &			5	318,996	1000	34,089	2,845.00										
2023	2023-660019289	CRADDOCK, CLINTON E &			5	326,230	1000	33,139	2,759.00										
2022	2022-660019289	CRADDOCK, CLINTON E &			5	333,978	1000	32,145	2,674.00										
2021	2021-660019289	CRADDOCK, CLINTON E &			5	294,051	1000	31,180	2,645.00										
2020	2020-660019289	CRADDOCK, CLINTON E &			5	291,728	1000	30,242	2,560.00										
2019	2019-660019289	CRADDOCK, CLINTON E &			5	275,753	1000	29,332	2,540.00										
2018	2018-660019289	CRADDOCK, CLINTON E &			5	284,939	1000	29,003	2,514.00										
2017	2017-660019289	CRADDOCK, CLINTON E &			5	282,073	1000	28,128	2,294.00										
2016	2016-660019289	CRADDOCK, CLINTON E &			5	273,829	1000	27,280	2,327.00										
2015	2015-660019289	CRADDOCK, CLINTON E &			5	265,758	1000	26,456	2,235.00										
2014	2014-660019289	CRADDOCK, CLINTON E &			5	271,652	1000	25,657	2,202.00										
2013	2013-660019289	CRADDOCK, CLINTON E &			5	253,726	1000	24,881	2,167.00										



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,010 / 3,249
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,010
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	725 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

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GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	341,740		
Lot Value		341,740	105.18 Per SqFt
Indicated Value			
Agland Value	4,122		
Site Improvements	14,367		
Total Value	360,229		110.87 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	95.31	Total Misc Impr	+	28,555
Roofing Adj	+ 3.74	Garage Cost	+	32,930
Subfloor Adj	+ -2.86	Total RCN	=	455,654
Heat/Cool Adj	+ 16.31	Depreciation (25%)	-	113,914
Plumbing Adj	+ 8.82	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	341,740
Adj Base Cost	= 121.32	Lot Value	+	
Total Area	x 3,249	Indicated Value	=	341,740
Adjusted Cost	= 394,169	Value Per SqFt		105.18

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	46858	58x6		348	31.79		11,063
PRCH	SLAB PORCH - COVERED	46859	18x10		180	32.38		5,828
PATO	SLAB PORCH - OPEN	46860	144		144	13.87		1,997
PATO	SLAB PORCH - OPEN	46861	18x10		180	13.46		2,423



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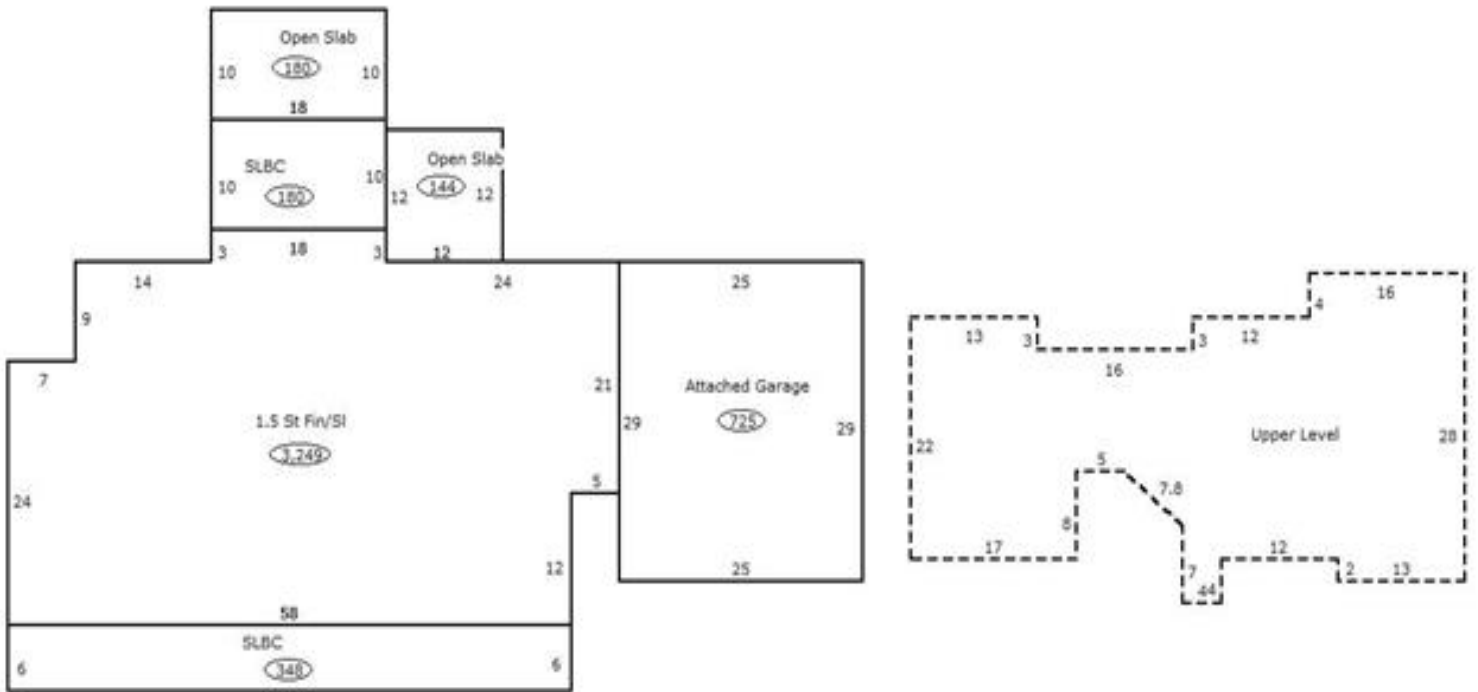
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,010	1.616	3,249
2	G	1		13	Attached Garage	725	1.000	725
3	M	PRCH		13	SLBC	348	1.000	348
4	M	PRCH		13	SLBC	180	1.000	180
5	M	PATO		13	Open Slab	144	1.000	144
6	M	PATO		13	Open Slab	180	1.000	180
7	U	^UL	Overhang	13	Upper Level	1,239	1.000	1,239
Total Building Area						2,010		3,249



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (9.39 x 1,800)	16,902	16,902	2,535	14,367
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51		0	8.000	92	92	734	734
TMBR Totals						8.000			734	734
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	3.000	122	122	367	367
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59		0	16.180	142	142	2,291	2,291
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	4.000	182	182	730	730
NTV PST Totals						23.180			3,388	3,388
Total Agland						31.180			4,122	4,122