



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:34:29
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Assessment Data					Primary Image																																																																																																																				
Account 660019294 Parcel ID 21N16E-22-2-00000-000-0000 Cadastral ID 22-21-16-05600 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 318034 WILSON, JIMMY 22083 S 4160 RD CLAREMORE OK 74019-0000 Parcel Location Situs 22083 S 4160 RD Subdivision Lot/Block / Parcel Size 3.38 - Acres Sec/Twn/Rng 22 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
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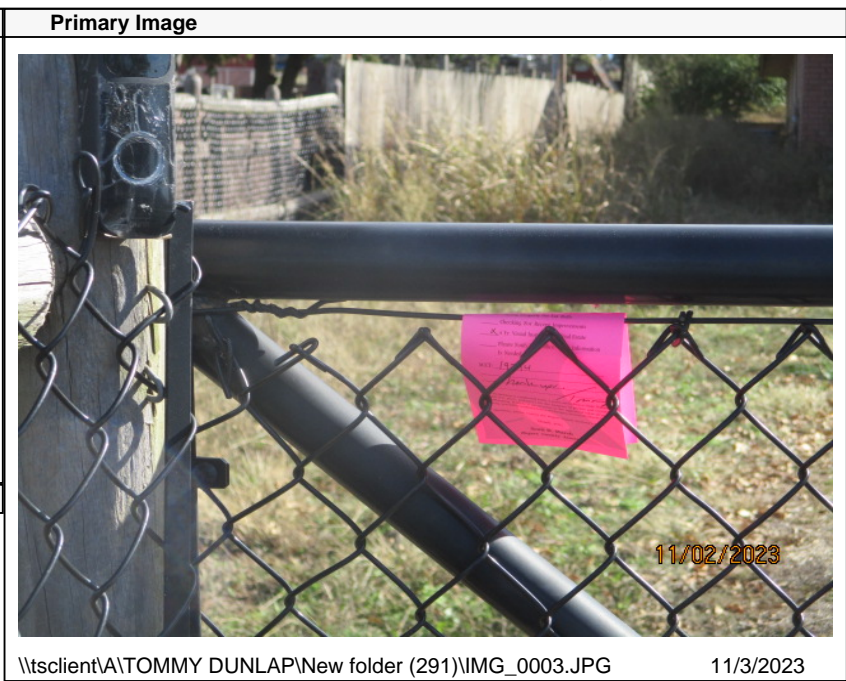
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.2415		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	141,199.00 x .48 = 68,315		
Factor Value			
Adjustments	1.0000		
Lot Value	68,315		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	2,182 / 2,182
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,182
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	164,168 75.24 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	124,115
Lot Value	68,315
Indicated Value	192,430 88.19 Per SqFt
Agland Value	
Site Improvements	28,432
Total Value	220,862 101.22 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	81.42	Total Misc Impr	+ 5,106
Roofing Adj	+ 3.57	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 225,663
Heat/Cool Adj	+ 10.30	Depreciation (45%)	- 101,548
Plumbing Adj	+ 5.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,115
Adj Base Cost	= 101.08	Lot Value	+ 68,315
Total Area	x 2,182	Indicated Value	= 192,430
Adjusted Cost	= 220,557	Value Per SqFt	88.19

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2011	1	0.00		
CPDT	CARPORT - DETACHED	46876	504		504	10.13		5,106



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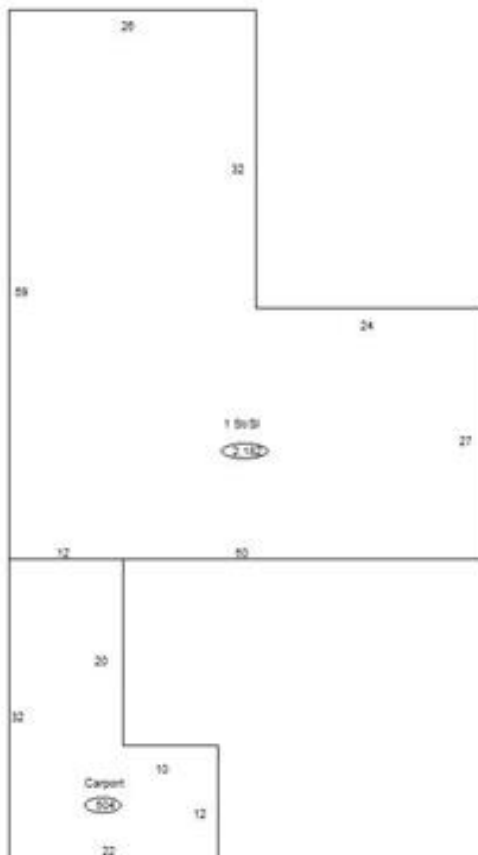
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,182	1.000	2,182
2	M	CPDT		13	Carport	504	1.000	504
Total Building Area						2,182		2,182



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			931
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 931)	14,896		14,896	5,214	9,682
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	6,250	18,750