



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 10:34:32
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Assessment Data					Primary Image									
Account	660020070				No Image On File									
Parcel ID	22N17E-23-3-00000-000-0000													
Cadastral ID	23-22-17-01000													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	324798													
WHEELER, ROBERT W & TRACEY A														
16952 NEEL DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size			10 - Acres									
Sec/Twn/Rng	23 / 22 / 17 / 3													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.36621971 -95.46354819														
Building Permits														
SE SE SW														
<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					
					2716/788	LANE, TIM G &	06/08/2018	290,000	WG					
					2002/578	JOHNSON, TERRY ALAN	02/02/2009	17,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	2019	Land Value	131,260	65,779	11%	7,236	Assessed	7,236	711.44					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	131,260	65,779	7,236	Total Taxable	7,236	711.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660020070	WHEELER, ROBERT W &			94	92,260	0	6,891	678.00					
2024	2024-660020070	WHEELER, ROBERT W &			94	92,260	0	6,563	687.00					
2023	2023-660020070	WHEELER, ROBERT W &			94	57,250	0	6,251	667.00					
2022	2022-660020070	WHEELER, ROBERT W &			94	57,250	0	5,953	641.00					
2021	2021-660020070	WHEELER, ROBERT W &			94	57,250	0	5,670	591.00					
2020	2020-660020070	WHEELER, ROBERT W &			94	52,500	0	5,400	562.00					
2019	2019-660020070	WHEELER, ROBERT W &			94	46,750	0	5,143	528.00					
2018	2018-660020070	WHEELER, ROBERT W &			94	39,319	0	4,325	448.00					
2017	2017-660020070	LANE, TIM G &			94	39,319	0	4,325	442.00					
2016	2016-660020070	LANE, TIM G &			94	39,319	0	4,325	440.00					
2015	2015-660020070	LANE, TIM G &			94	39,319	0	4,274	445.00					
2014	2014-660020070	LANE, TIM G &			94	37,006	0	4,071	417.00					
2013	2013-660020070	LANE, TIM G &			94	37,006	0	4,071	410.00					



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10							
Non-Ag Acres	10.0533							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	437,921.00 x .30 = 131,260							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	131,260			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area	/			Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn	/			Improvements				
Bed/F/H Bath	/ /			Lot Value	131,260			
Basement Area				Indicated Value	131,260	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age	/			Total Value	131,260	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 131,260					
Total Area	x	Indicated Value	= 131,260					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value