



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:38:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021051 <b>Parcel ID</b> 000000-00-0-00261-002-0004 <b>Cadastral ID</b> 25-22-16-02300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 44324 WILBOURN, PHILLIP R &  SHERRY A 17154 S CREEKWOOD CT CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17154 S CREEKWOOD CT <b>Subdivision</b> DOGWOOD ACRES EXT <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 25 / 22 / 16 / 5 <b>Neighborhood</b> 1029 - R-V01-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.36282262 -95.55046488					<b>Building Permits</b> <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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.7476		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	76,125.00 x 1.09 = 83,251		
Factor Value			
Adjustments	1.0000		
Lot Value	83,251		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-28\IMG\_00; 12/29/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,936 / 2,936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,936
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished 2 Stalls
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	332,373	113.21	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	194,230 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.25	Total Misc Impr	+ 14,688				
Roofing Adj	+ 4.39	Garage Cost	+ 16,032				
Subfloor Adj	+ -2.07	Total RCN	= 381,543				
Heat/Cool Adj	+ 12.64	Depreciation ( 41%)	- 156,433				
Plumbing Adj	+ 5.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 225,110				
Adj Base Cost	= 119.49	Lot Value	+ 83,251				
Total Area	x 2,936	Indicated Value	= 308,361				
Adjusted Cost	= 350,823	Value Per SqFt	105.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,110		
Lot Value	83,251		
Indicated Value	308,361	105.03	Per SqFt
Agland Value			
Site Improvements	42,546		
Total Value	350,907	119.52	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	51420		200	200	26.30		5,260
PRCH	SLAB PORCH - COVERED	51421	12x12		144	26.48		3,813



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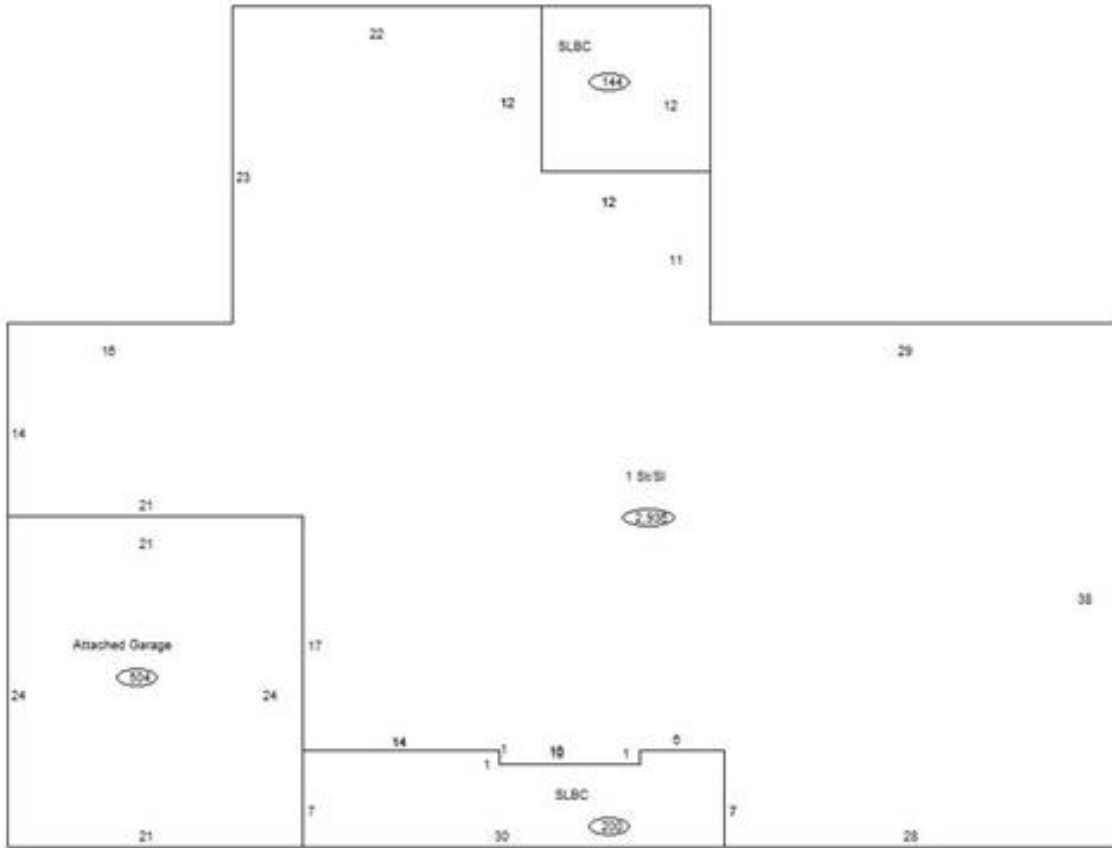
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Sketch Image

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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	2,936	1.000	2,936
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	200	1.000	200
4	M	PRCH		10	SLBC	144	1.000	144
<b>Total Building Area</b>						<b>2,936</b>		<b>2,936</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual	2	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.97 x 1,200)		34,764	34,764	3,824	30,940
	DTGF	DETACHED GARAGE FAIR	0x0x0			806
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 806)		12,896	12,896	1,290	11,606