



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660025032 <b>Parcel ID</b> 22N17E-29-1-00000-000-0000 <b>Cadastral ID</b> 29-22-17-03100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 273201 WILSON, GARY & JANICE  17300 S 4210 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17300 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 29 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2016-10-04 10-04-2016\10-04-2016 00 10/5/2016</p>														
<b>Legal Description</b> Lat/Long: 36.36040003 -95.50886441																			
SW NE SE NE					<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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1211/816	WILLIAMS, RUSSELL KENNETH	01/21/2000	115,500	Yes										
					1009/592	KENNEDY, DERALD H	12/01/1995	100,500	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	98.320	<b>Current Tax</b>										
Remove Cap	2001		Land Value 49,211	38,246	11%	4,207	Assessed	14,186	1,394.77										
Year Frozen	0		Improvements 116,985	90,722		9,979	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-89.00										
TIF Project ID	0		<b>Total Value</b> 166,196	128,968		14,186	<b>Total Taxable</b>	13,186	1,306.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660025032	WILSON, GARY & JANICE			94	197,162	1000	12,774	1,266.00										
2024	2024-660025032	WILSON, GARY & JANICE			94	140,566	1000	12,373	1,311.00										
2023	2023-660025032	WILSON, GARY & JANICE			94	118,026	1000	11,983	1,296.00										
2022	2022-660025032	WILSON, GARY & JANICE			94	118,026	1000	11,983	1,308.00										
2021	2021-660025032	WILSON, GARY & JANICE			94	130,422	1000	12,419	1,310.00										
2020	2020-660025032	WILSON, GARY & JANICE			94	126,307	1000	12,028	1,264.00										
2019	2019-660025032	WILSON, GARY & JANICE			94	114,989	1000	11,649	1,207.00										
2018	2018-660025032	WILSON, GARY & JANICE			94	118,615	1000	12,048	1,262.00										
2017	2017-660025032	WILSON, GARY & JANICE			94	117,554	1000	11,931	1,233.00										
2016	2016-660025032	WILSON, GARY & JANICE			94	115,680	1000	11,725	1,207.00										
2015	2015-660025032	WILSON, GARY & JANICE			94	113,473	1000	11,382	1,197.00										
2014	2014-660025032	WILSON, GARY & JANICE			94	113,825	1000	11,021	1,137.00										
2013	2013-660025032	WILSON, GARY & JANICE			94	108,971	1000	10,671	1,085.00										




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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.5 <b>Non-Ag Acres</b> 2.5189 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 109,725.00 x .45 = 49,211 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 49,211		 <p>\\tsclient\C\TOMS PC PICS\2016-10-04 10-04-2016\10-04-2016 00 10/5/2016</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	896 / 1,600
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	960 Detached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	208,799 130.50 Per SqFt

### Direct Comparables

<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	116,985
<b>Lot Value</b>	49,211
<b>Indicated Value</b>	166,196 103.87 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	166,196 103.87 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	81.42	<b>Total Misc Impr</b>	+	5,096
<b>Roofing Adj</b>	+ 2.72	<b>Garage Cost</b>	+	34,579
<b>Subfloor Adj</b>	+ 0.69	<b>Total RCN</b>	=	207,835
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 45%)</b>	-	93,526
<b>Plumbing Adj</b>	+ 8.80	<b>Lump Sums</b>	+	2,676
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	116,985
<b>Adj Base Cost</b>	= 105.10	<b>Lot Value</b>	+	49,211
<b>Total Area</b>	x 1,600	<b>Indicated Value</b>	=	166,196
<b>Adjusted Cost</b>	= 168,160	<b>Value Per SqFt</b>		103.87

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SEP	Screen Enclosed Porch	61575	12x8		96	7.60		730
SEP	Screen Enclosed Porch	61576	32x8		256	7.60		1,946



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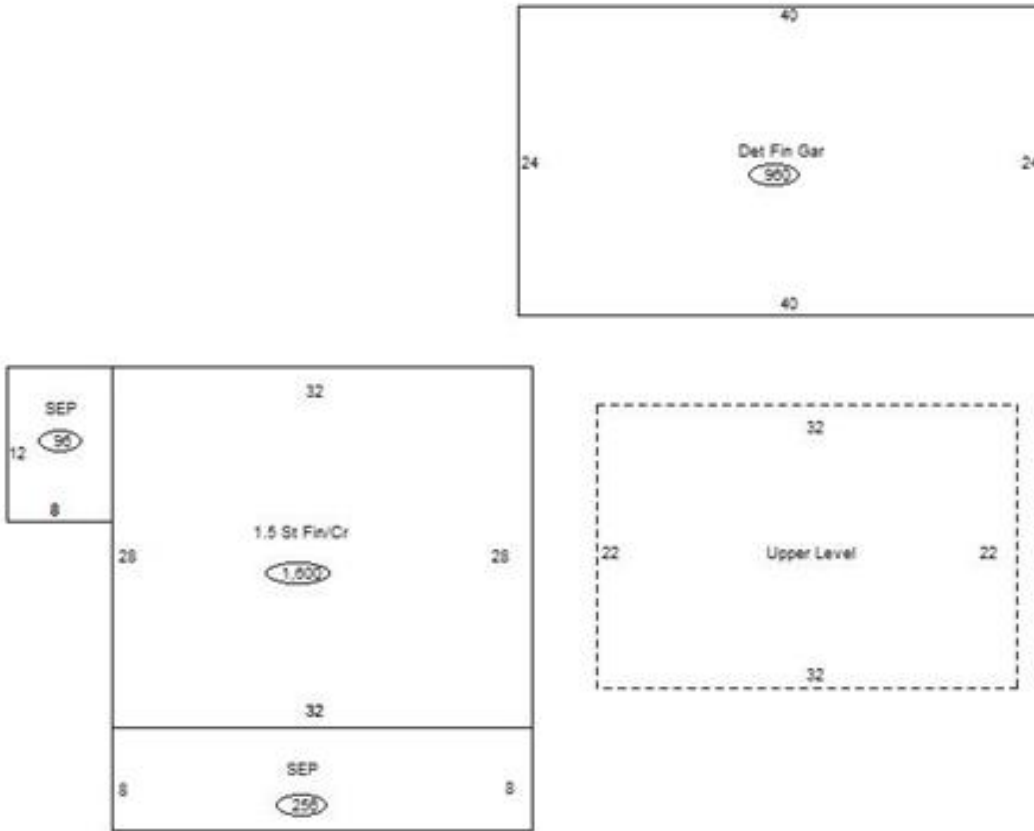
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Sketch Image

660025032



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	896	1.786	1,600
2	M	SEP		13	SEP	96	1.000	96
3	M	SEP		13	SEP	256	1.000	256
4	U	^UL		13	Upper Level	704	1.000	704
5	G	6		13	Det Fin Gar	960	1.000	960
<b>Total Building Area</b>						896		1,600