



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 660027450 Parcel ID 22N17E-31-2-00000-000-0000 Cadastral ID 31-22-17-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 259566 WRIGHT, WILFRED SR & CLAUDETTE TRUSTEES 18275 S 4190 RD CLAREMORE OK 74017-0000																			
Parcel Location Situs 18275 S 4190 RD Subdivision Lot/Block / Parcel Size 10.71 - Acres Sec/Twn/Rng 31 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																			
Legal Description Lat/Long: 36.34658146 -95.54146922					Building Permits														
N 652.58' GOV'T LOT 2 & N 1056' SE NW LESS E 825' THEREOF & N 1056' GOV'T LOT 2 LESS N 652.58' THEREOF & LESS S 403.42' OF N 1056' OF W 981.42' THEREOF. LESS TR DESC 2021-016306 AS COMM NW/C GOV'T LOT 2; S 479.08' TO POB; N88.3907E 981.42'; N01.2905W 479.08';					<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	968/622	WIRTH, ROSS A	09/15/1994	140,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	0	Land Value	1,966	1,139	11%	125	Assessed	11,162	1,097.45										
Year Frozen	2021	Improvements	173,190	100,330		11,037	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0	Total Value	175,156	101,469		11,162	Total Taxable	10,162	1,009.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660027450	WRIGHT, WILFRED SR &			94	188,278	1000	10,162	1,010.00										
2024	2024-660027450	WRIGHT, WILFRED SR &			94	124,735	1000	10,162	1,080.00										
2023	2023-660027450	WRIGHT, WILFRED SR &			94	115,367	1000	10,161	1,101.00										
2022	2022-660027450	WRIGHT, WILFRED SR &			94	111,513	1000	10,162	1,112.00										
2021	2021-660027450	WRIGHT, WILFRED SR &			94	111,513	1000	10,162	1,075.00										
2020	2020-660027450	WRIGHT, WILFRED SR &			94	104,227	1000	10,465	1,102.00										
2019	2019-660027450	WRIGHT, WILFRED SR &			94	104,398	1000	10,484	1,088.00										
2018	2018-660027450	WRIGHT, WILFRED SR &			94	111,609	1000	11,277	1,182.00										
2017	2017-660027450	WRIGHT, WILFRED SR &			94	110,216	1000	11,124	1,151.00										
2016	2016-660027450	WRIGHT, WILFRED SR &			94	108,349	1000	10,919	1,125.00										
2015	2015-660027450	WRIGHT, WILFRED SR &			94	109,473	1000	10,786	1,135.00										
2014	2014-660027450	WRIGHT, WILFRED SR &			94	110,631	1000	10,443	1,077.00										
2013	2013-660027450	WRIGHT, WILFRED SR &			94	107,004	1000	10,110	1,028.00										



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	0
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/8/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,632 / 1,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,632
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1961 / 49

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	107,222		
Lot Value		65.70	Per SqFt
Indicated Value	107,222		
Agland Value	1,966		
Site Improvements	65,968		
Total Value	175,156	107.33	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.48	Total Misc Impr	+	23,955
Roofing Adj	+ 4.45	Garage Cost	+	19,192
Subfloor Adj	+ -1.15	Total RCN	=	243,687
Heat/Cool Adj	+ 11.47	Depreciation (56%)	-	136,465
Plumbing Adj	+ 8.63	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	107,222
Adj Base Cost	= 122.88	Lot Value	+	
Total Area	x 1,632	Indicated Value	=	107,222
Adjusted Cost	= 200,540	Value Per SqFt		65.70

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
PRCH	SLAB PORCH - COVERED	66501	17x12		204	23.55		4,804
PRCH	SLAB PORCH - COVERED	66502	12x10		120	23.88		2,866
EPSW	ENCLOSED PORCH - SOLID WALL	66503	20x9		180	62.16		11,189



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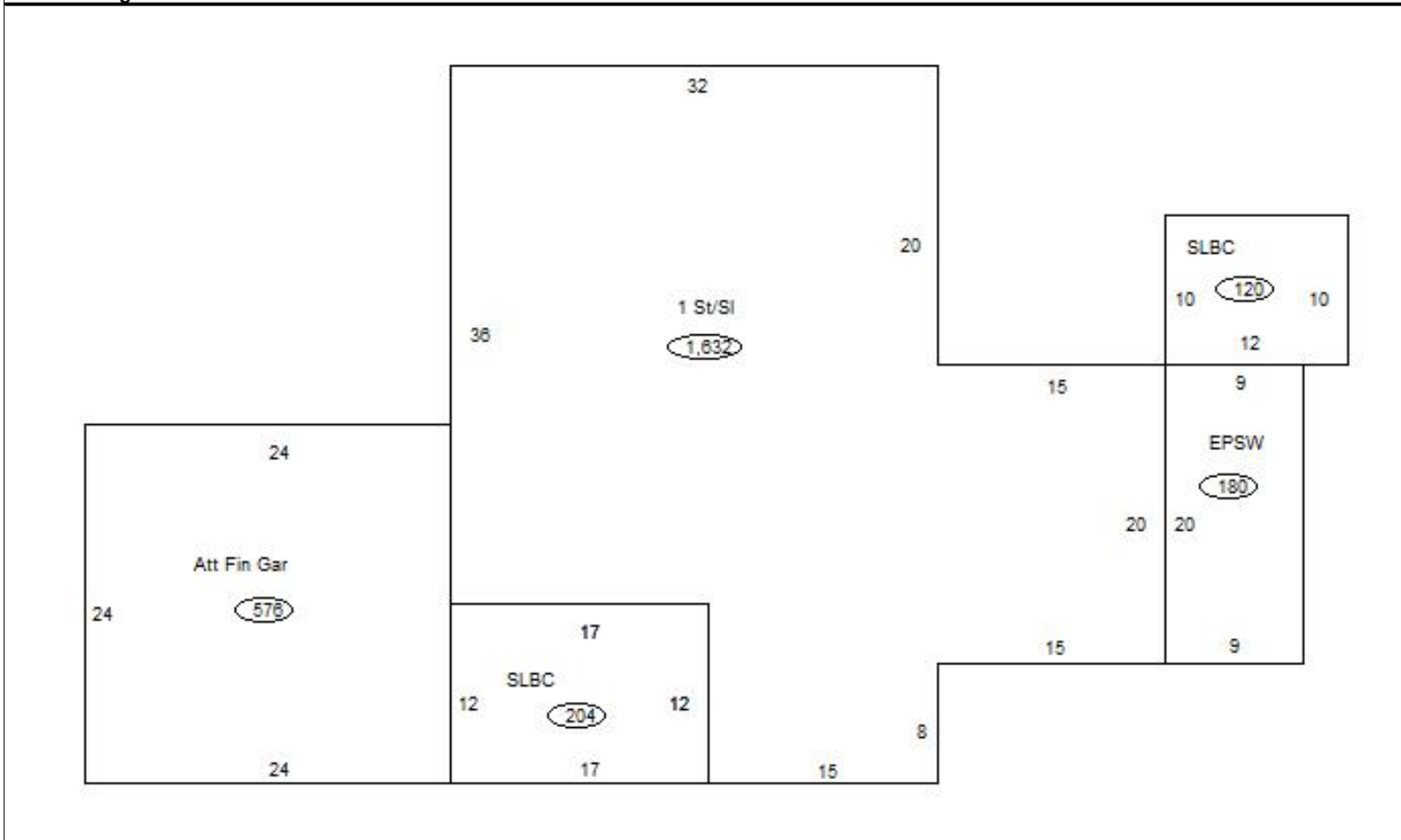
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Sketch Image

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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	1,632	1.000	1,632
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	204	1.000	204
4	M	PRCH		13	SLBC	120	1.000	120
5	M	EPSW		13	EPSW	180	1.000	180
Total Building Area						1,632		1,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		40x60x14	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (23.76 x 2,400)	57,024		57,024	14,256	42,768
	BNGP BARN		24x20x8	Dirt	Formed Metal	480
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (21.86 x 480)	10,493		10,493	5,142	5,351
	BNGP BARN		36x40x10	Dirt	Formed Metal	1,440
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (21.26 x 1,440)	30,614		30,614	15,001	15,613
	LOAF Loafing Shed		20x20x8	Dirt	Formed Metal	400
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 400)	2,728		2,728	1,610	1,118
	LOAF LOAFING SHED		20x20x8	Dirt	Formed Metal	400
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 400)	2,728		2,728	1,610	1,118



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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
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			4.250	165	165	702	702
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			.100	165	165	17	17
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.000	224	224	448	448
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.950	224	224	661	661
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			1.410	98	98	138	138
IMP PST Totals						10.710			1,966	1,966
Total Agland						10.710			1,966	1,966