



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660029799 Parcel ID 23N17E-34-2-00000-000-0000 Cadastral ID 34-23-17-03400 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 300677 WHEELER, WALTER W JR 19330 E HWY 28A CLAREMORE OK 74017-0000 Parcel Location Situs 19330 E HWY 28A Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 34 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-03\IMG_008: 12/14/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.43685143 -95.48330634																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-03\IMG_008 12/14/2020</p>
Lot Count		
Units Buildable	5	
Non-Ag Acres	4.977	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	216,800.00 x .35 = 75,980	
Factor Value		
Adjustments	1.0000	
Lot Value	75,980	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	773 / 773
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 41

Cost Approach		Manual : 01/2025	
Base Cost	93.80	Total Misc Impr	+ 3,763
Roofing Adj	+ 4.46	Garage Cost	+ 0
Subfloor Adj	+ 2.83	Total RCN	= 87,688
Heat/Cool Adj	+ 1.52	Depreciation (58%)	- 50,859
Plumbing Adj	+ 5.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,829
Adj Base Cost	= 108.57	Lot Value	+ 75,980
Total Area	x 773	Indicated Value	= 112,809
Adjusted Cost	= 83,925	Value Per SqFt	145.94

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	94,113	121.75	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,829		
Lot Value	75,980		
Indicated Value	112,809	145.94	Per SqFt
Agland Value			
Site Improvements	43,531		
Total Value	156,340	202.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71429	148		148	18.02		2,667
PRCH	SLAB PORCH - COVERED	71430	10x6		60	18.26		1,096



Rogers

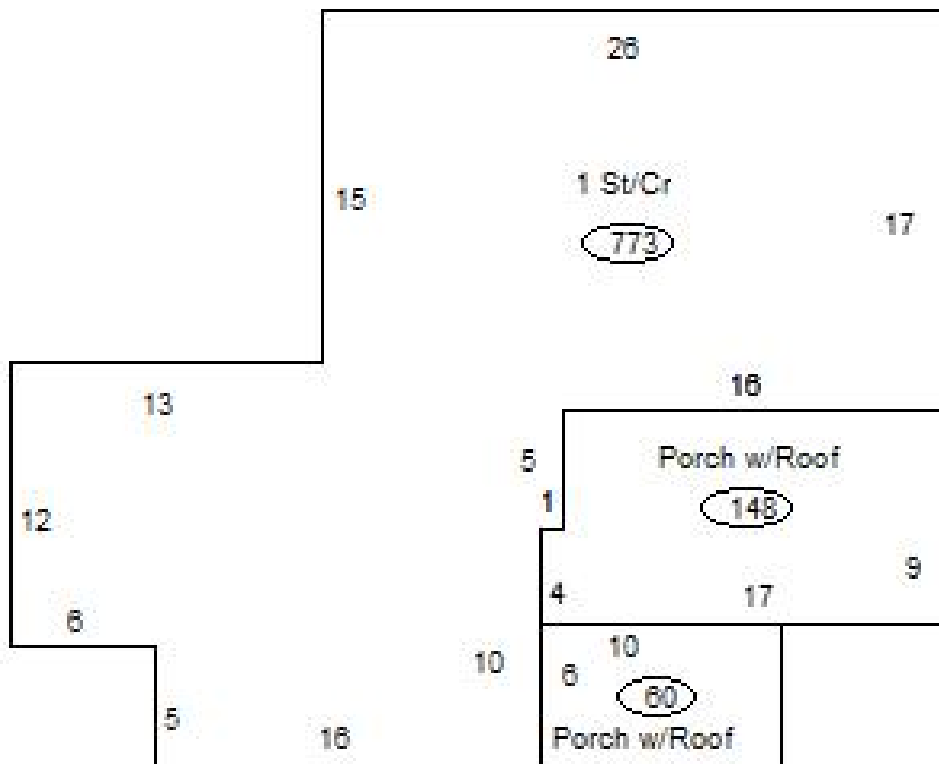
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Sketch Image

660029799



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	773	1.000	773
2	M	PRCH		13	SLBC	148	1.000	148
3	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						773		773



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small LIVED IN	40x15x8	Plank	Formed Metal	600	
	Qual	5	Cond 3	Year 2021	Eff Age 4		
	Interior Finish (Residential)		Finished Area	Fixture Count			20,286
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (23.52 x 600)		14,112	20,286	34,398	6,536	27,862	
	SHDS	Shed - Small	12x20x8	Plank	Formed Metal	240	
	Qual	3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (22.62 x 240)		5,429	5,429	5,429		
	SHDS	Shed - Small	20x12x12	Plank	Composition Shingle	240	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Warm & Cooled Air		Total Area	240			1,694
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (23.04 x 240)		5,530	1,694	7,224	3,323	3,901	
	GRDT	Garage - Detached	20x40x8	Concrete	Composition Shingle	800	
	Qual	3	Cond 2	Year 2007	Eff Age 19		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (27.24 x 800)		21,792	21,792	10,024	11,768	



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 60 x 16
Condition	2 - Fair
Quality	1.7 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	960 / 960
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 27

\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-03\IMG_008: 12/14/2020	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	31.66	Total Misc Impr	+	0	
Roofing Adj	+ 2.59	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	42,758	
Heat/Cool Adj	+ 3.96	Depreciation (63%)	-	26,938	
Plumbing Adj	+ 6.33	Lump Sums	+	3,957	
Basement Adj	+ 0.00	RCNLD	=	19,777	
Adj Base Cost	= 44.54	Lot Value	+		
Total Area	x 960	Indicated Value	=	19,777	
Adjusted Cost	= 42,758	Value Per SqFt		20.60	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	19,777		
Lot Value			
Indicated Value	19,777	20.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	19,777	20.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	170151	12x8		96	41.22		3,957



Rogers

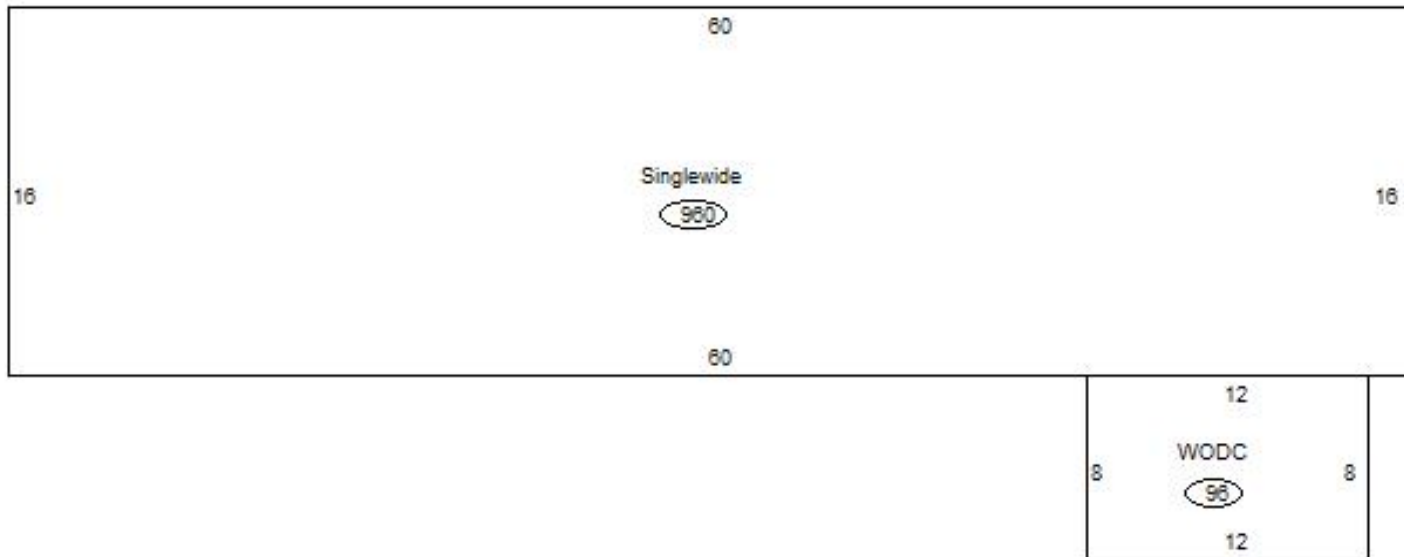
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	960	1.000	960
2	M	WODC		10	WODC	96	1.000	96
Total Building Area						960		960