




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 660029816 Parcel ID 000000-00-0-00030-001-0008 Cadastral ID 34-23-17-04470 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 337139 WILSON, STEVEN & JESSICA 19400 E ACORN RD CLAREMORE OK 74017-0000 Parcel Location Situs 19400 E ACORN RD Subdivision BIG OAKS ESTATES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 23 / 17 / 5 Neighborhood 1004 - R-V02-NE CHELSEA School District S007 - FOYIL SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-03\IMG_001; 12/14/2020</p>																														
Legal Description Lat/Long: 36.43136132 -95.48221109 LOT 8 BLOCK 1 BIG OAKS ESTATES	Building Permits <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																									
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/	PILKINGTON, MICHAEL SEAN	01/07/2022	145,000	YES																											
1230/297	FORD, JOHN L	05/31/2000	105,000	Yes																											

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2023	Land Value	56,045	34,557	11%	3,801	Assessed	17,428	1,771.73
Year Frozen	0	Improvements	140,984	123,887		13,627	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	197,029	158,444		17,428	Total Taxable	16,428	1,683.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660029816	WILSON, STEVEN & JESSICA	70	192,513	1000	15,922	1,632.00	
2024	2024-660029816	WILSON, STEVEN & JESSICA	70	189,032	1000	15,428	1,622.00	
2023	2023-660029816	WILSON, STEVEN & JESSICA	70	145,000	1000	14,950	1,572.00	
2022	2022-660029816	WILSON, STEVEN & JESSICA	70	117,769	1000	11,955	1,266.00	
2021	2021-660029816	PILKINGTON, MICHAEL SEAN	70	128,144	1000	13,096	1,349.00	
2020	2020-660029816	PILKINGTON, MICHAEL SEAN	70	130,546	1000	13,360	1,431.00	
2019	2019-660029816	PILKINGTON, MICHAEL SEAN	70	127,062	1000	12,977	1,395.00	
2018	2018-660029816	PILKINGTON, MICHAEL SEAN	70	130,586	1000	13,099	1,382.00	
2017	2017-660029816	PILKINGTON, MICHAEL SEAN	70	124,445	1000	12,689	1,344.00	
2016	2016-660029816	PILKINGTON, MICHAEL SEAN	70	121,625	1000	12,379	1,356.00	
2015	2015-660029816	PILKINGTON, MICHAEL SEAN	70	120,443	1000	12,249	1,330.00	
2014	2014-660029816	PILKINGTON, MICHAEL SEAN	70	122,480	1000	12,019	1,287.00	
2013	2013-660029816	PILKINGTON, MICHAEL SEAN	70	117,598	1000	11,640	1,218.00	



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Lot Data	Square-Foot - NBHD 1004 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.6831	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	203,997.00 x .27 = 56,045	
Factor Value		
Adjustments	1.0000	
Lot Value	56,045	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	928 / 1,390
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	360 Carport - Gable Roof
Remodel	
Year/Eff Age	1986 / 30

\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-03\IMG_001: 12/14/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	186,042	133.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	146,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.25	Total Misc Impr	+	22,051			
Roofing Adj	+ 3.54	Garage Cost	+	3,542			
Subfloor Adj	+ 0.00	Total RCN	=	193,755			
Heat/Cool Adj	+ 2.03	Depreciation (37%)	-	71,689			
Plumbing Adj	+ 11.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,066			
Adj Base Cost	= 120.98	Lot Value	+	56,045			
Total Area	x 1,390	Indicated Value	=	178,111			
Adjusted Cost	= 168,162	Value Per SqFt		128.14			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,066		
Lot Value	56,045		
Indicated Value	178,111	128.14	Per SqFt
Agland Value			
Site Improvements	18,918		
Total Value	197,029	141.75	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	71449		160	160	26.43		4,229
EPSW	ENCLOSED PORCH - SOLID WALL	71450		22x8	176	69.36		12,207



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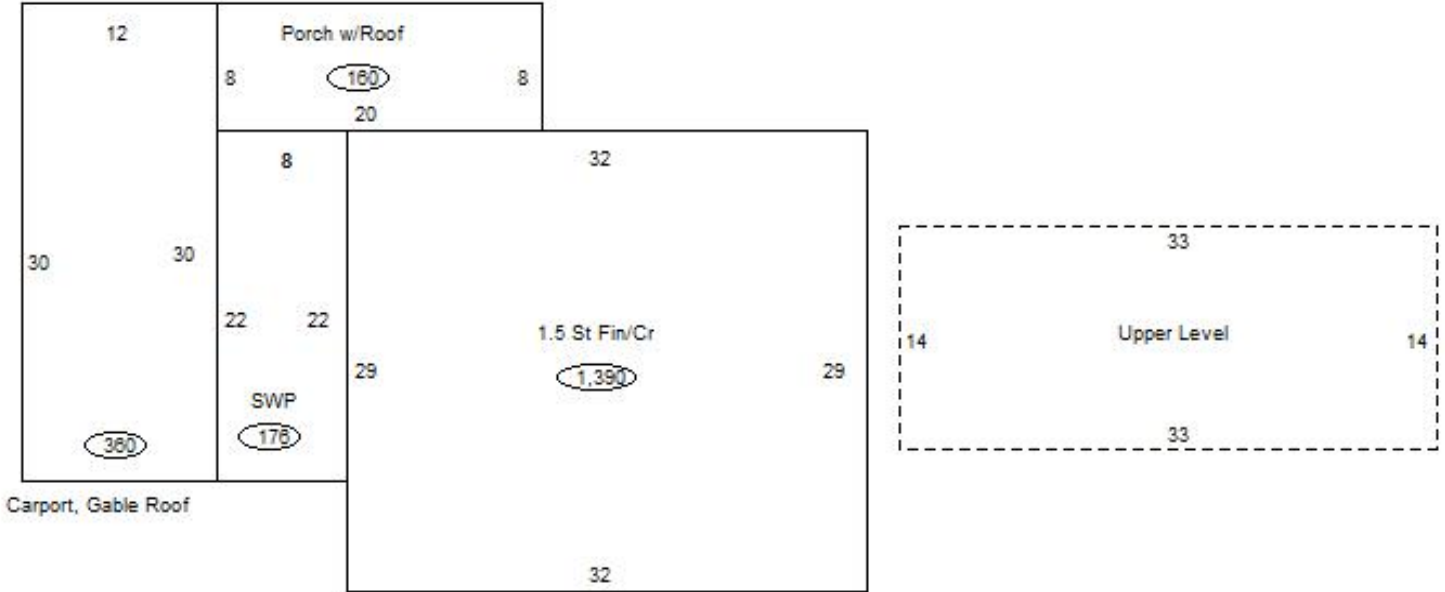
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	928	1.498	1,390
2	M	PRCH		13	SLBC	160	1.000	160
3	M	EPSW		13	EPSW	176	1.000	176
4	G	3		13	Carpport, Gable Roof	360	1.000	360
5	U	^UL		13	Upper Level	462	1.000	462
Total Building Area						928		1,390



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x30x10	Concrete	Formed Metal	600	
	Qual	3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (10.23 x 600)		6,138		6,138	2,271	3,867
	GRDT	Garage - Detached	30x30x10	Concrete	Formed Metal	900	
	Qual	2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total		RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 900)		15,579		15,579	1,714	13,865
	SHDS	Shed - Small	14x24x18	Dirt	Galvanized Metal	336	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (12.47 x 336)		4,190		4,190	4,190	
	SHDS	Shed - Small	14x30x8	Dirt	Galvanized Metal	420	
	Qual	3	Cond 2.5	Year 1990	Eff Age 32		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (14.12 x 420)		5,930		5,930	4,744	1,186