



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:03:18  
Page 1

Assessment Data					Primary Image									
Account	660031983													
Parcel ID	22N16E-36-2-00000-000-0000													
Cadastral ID	36-22-16-00400													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	9 - SEQUOYAH/ NO FIRE													
Name ID	42424													
WILSON, JOHN EDGAR &														
MICHELLE A														
18033 S 4180 RD														
CLAREMORE OK 74017-0000														
<b>Parcel Location</b>														
Situs	18033 S 4180 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	36 / 22 / 16 / 2													
Neighborhood	2216 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.34992032 -95.55991199														
<b>Building Permits</b>														
NW NW NW														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000										

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax	
Remove Cap	0	Land Value	1,577	1,577	11%	173	Assessed	13,780	1,217.05
Year Frozen	0	Improvements	139,574	123,700		13,607	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	141,151	125,277		13,780	Total Taxable	12,780	1,129.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660031983	WILSON, JOHN EDGAR &	9	130,404	1000	12,379	1,093.00	
2024	2024-660031983	WILSON, JOHN EDGAR &	9	124,351	1000	11,989	1,063.00	
2023	2023-660031983	WILSON, JOHN EDGAR &	9	114,648	1000	11,611	1,054.00	
2022	2022-660031983	WILSON, JOHN EDGAR &	9	116,904	1000	11,859	1,089.00	
2021	2021-660031983	WILSON, JOHN EDGAR &	9	122,495	1000	12,474	1,100.00	
2020	2020-660031983	WILSON, JOHN EDGAR &	9	189,171	1000	15,382	1,400.00	
2019	2019-660031983	WILSON, JOHN EDGAR &	9	195,765	1000	12,950	1,160.00	
2018	2018-660031983	WILSON, JOHN EDGAR &	9	200,613	1000	12,544	1,137.00	
2017	2017-660031983	WILSON, JOHN EDGAR &	9	199,289	1000	12,150	1,085.00	
2016	2016-660031983	WILSON, JOHN EDGAR &	9	195,036	1000	11,766	1,046.00	
2015	2015-660031983	WILSON, JOHN EDGAR &	9	190,104	1000	11,395	1,037.00	
2014	2014-660031983	WILSON, JOHN EDGAR &	9	192,981	1000	11,034	1,018.00	
2013	2013-660031983	WILSON, JOHN EDGAR &	9	184,335	1000	10,683	969.00	




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Date 04/17/2026  
 Time 01:03:18  
 Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		 <p>11/02/2022 12:30</p> <p>\\tsclient\TRANDY\101_1102\IMG_0078.JPG 11/3/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,872 / 1,872
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1950 / 57

### GRM Approach

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

### Multiple Regression

<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

### 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>	111,048		
<b>Lot Value</b>			
<b>Indicated Value</b>	111,048	59.32	Per SqFt
<b>Agland Value</b>	1,577		
<b>Site Improvements</b>	28,526		
<b>Total Value</b>	141,151	75.40	Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	108.84	<b>Total Misc Impr</b>	+	4,125
<b>Roofing Adj</b>	+ 4.52	<b>Garage Cost</b>	+	17,775
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	269,285
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 60%)</b>	-	161,571
<b>Plumbing Adj</b>	+ 6.15	<b>Lump Sums</b>	+	3,334
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	111,048
<b>Adj Base Cost</b>	= 132.15	<b>Lot Value</b>	+	
<b>Total Area</b>	x 1,872	<b>Indicated Value</b>	=	111,048
<b>Adjusted Cost</b>	= 247,385	<b>Value Per SqFt</b>		59.32

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	76494	357		357	16.98	45%	3,334
PRCH	SLAB PORCH - COVERED	76495	26x6		156	26.44		4,125



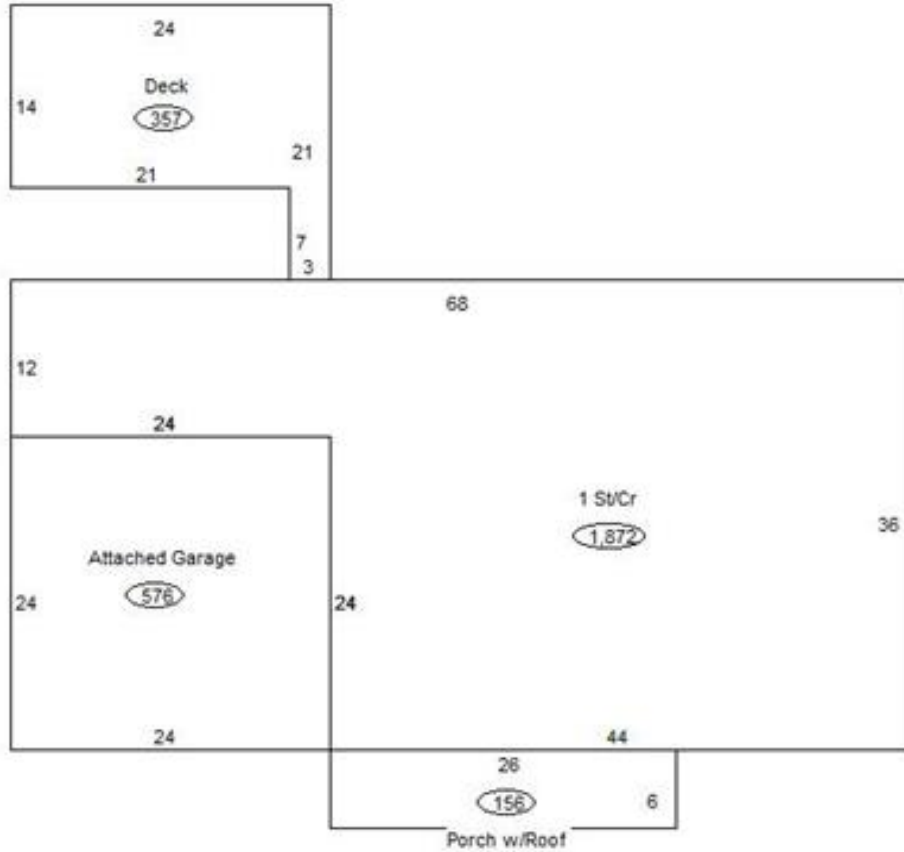
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

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Date 04/17/2026  
 Time 01:03:18  
 Page 3

Sketch Image

660031983



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,872	1.000	1,872
2	G	1		13	Attached Garage	576	1.000	576
3	M	WODO		13	WODO	357	1.000	357
4	M	PRCH		13	SLBC	156	1.000	156
<b>Total Building Area</b>						<b>1,872</b>		<b>1,872</b>



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Date 04/17/2026  
 Time 01:03:18  
 Page 4

660031983

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x30x0			900	
	Qual	3	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 (34.24 x 900)		30,816		30,816	3,390	27,426
	LT	LEAN-TO	30x10x0			300	
	Qual	3	Cond 3	Year 2018	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (2.92 x 300)		876		876		876
	STF	STG FAIR	10x12x0			120	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (4.68 x 120)		562		562	450	112
	STF	STG FAIR	10x12x0			120	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (4.68 x 120)		562		562	450	112



# Rogers

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Date 04/17/2026  
Time 01:03:18  
Page 5

### Agland Inventory

660031983

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			4.110	143	143	587	587
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			5.890	168	168	990	990
<b>IMP PST Totals</b>						10.000			1,577	1,577
<b>Total Agland</b>						10.000			1,577	1,577