



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 660093837 Parcel ID 21N16E-23-1-00000-000-0000 Cadastral ID 23-21-16-00710 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 305647 WYATT FAMILY REV TRUST WAYNE N & ANITA J WYATT TRUSTEES 22436 S 4180 RD CLAREMORE OK 74019-0000																			
Parcel Location Situs 22302 S 4180 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 23 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																			
Legal Description Lat/Long: 36.28844249 -95.56618343					Building Permits														
N2 S2 NE LESS & EXCEPT S 294' E 1482'.					<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										
					2193/289	FROMAN, J W	09/07/2011	310,000	9										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	0	Land Value	5,174	5,174	11%	569	Assessed	22,195	1,843.29										
Year Frozen	0	Improvements	202,980	196,595		21,626	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	208,154	201,769		22,195	Total Taxable	22,195	1,843.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660093837	WYATT FAMILY REV TRUST			5	203,301	0	21,548	1,790.00										
2024	2024-660093837	WYATT FAMILY REV TRUST			5	194,973	0	20,920	1,746.00										
2023	2023-660093837	WYATT FAMILY REV TRUST			5	184,649	0	20,311	1,691.00										
2022	2022-660093837	WYATT FAMILY REV TRUST			5	189,026	0	19,855	1,652.00										
2021	2021-660093837	WYATT FAMILY REV TRUST			5	176,378	0	19,276	1,635.00										
2020	2020-660093837	WYATT FAMILY REV TRUST			5	173,153	0	18,715	1,584.00										
2019	2019-660093837	WYATT FAMILY REV TRUST			5	164,346	0	18,078	1,566.00										
2018	2018-660093837	WYATT FAMILY REV TRUST			5	170,051	0	18,706	1,622.00										
2017	2017-660093837	WYATT FAMILY REV TRUST			5	168,038	0	18,451	1,505.00										
2016	2016-660093837	WYATT FAMILY REV TRUST			5	163,606	0	17,914	1,528.00										
2015	2015-660093837	WYATT FAMILY REV TRUST			5	158,113	0	17,392	1,469.00										
2014	2014-660093837	WYATT FAMILY REV TRUST			5	159,694	0	17,036	1,462.00										
2013	2013-660093837	WYATT FAMILY REV TRUST			5	150,361	0	16,540	1,441.00										



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-10-17\IMG_00 10/17/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,661 / 1,661
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,661
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	783 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	111,711	Total Misc Impr	+ 11,230
Roofing Adj	+ 4.88	Garage Cost	+ 23,326
Subfloor Adj	+ -2.31	Total RCN	= 260,884
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 73,048
Plumbing Adj	+ 9.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 187,836
Adj Base Cost	= 136.26	Lot Value	+ 187,836
Total Area	x 1,661	Indicated Value	= 187,836
Adjusted Cost	= 226,328	Value Per SqFt	113.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,836		
Lot Value			
Indicated Value	187,836	113.09	Per SqFt
Agland Value	5,174		
Site Improvements	15,144		
Total Value	208,154	125.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112704	11x9		99	26.62		2,635
PRCH	SLAB PORCH - COVERED	112705	332		332	25.89		8,595



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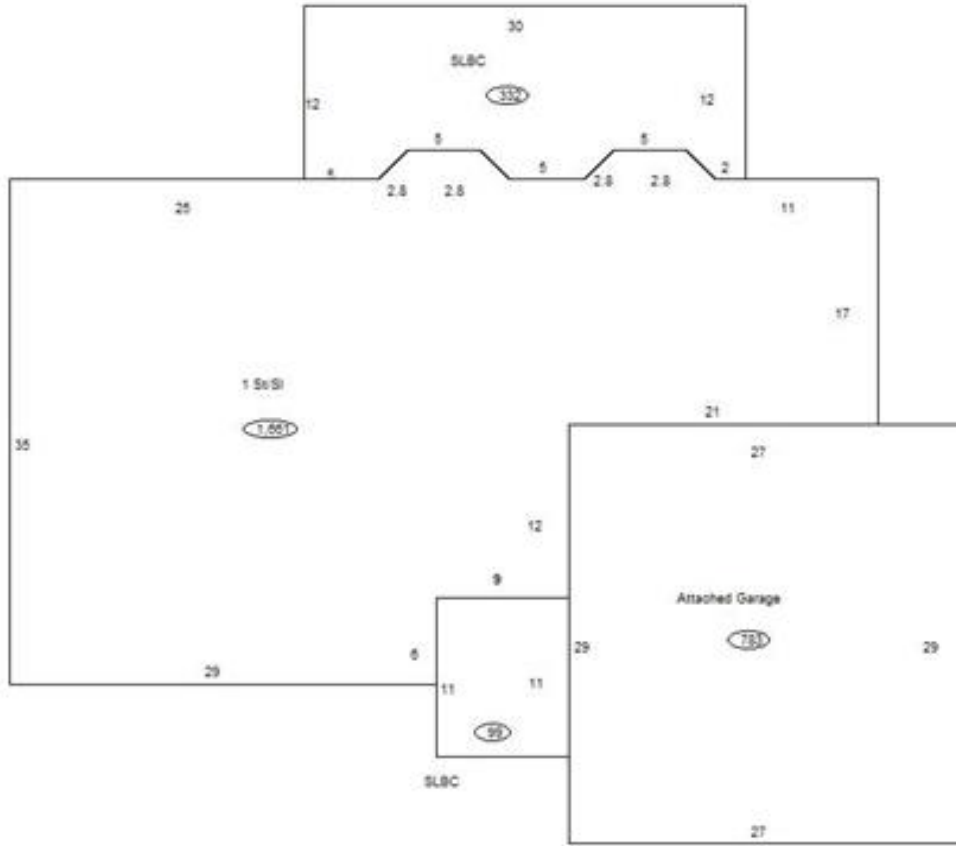
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,661	1.000	1,661
2	G	1		10	Attached Garage	783	1.000	783
3	M	PRCH		10	SLBC	99	1.000	99
4	M	PRCH		10	SLBC	332	1.000	332
Total Building Area						1,661		1,661



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	30x40x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 1,200)		19,200		19,200	5,760	13,440
	LF	LOAFING SHED	0x0x0			500	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 500)		2,130		2,130	426	1,704
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						



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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
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	2.000	182	182	365	365
NTV PST Totals						2.000			365	365
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	1.000	168	168	168	168
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	13.000	224	224	2,912	2,912
RS	ROUGH STONY LAND	IMP PST	20		0	1.500	56	56	84	84
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	12.500	132	132	1,645	1,645
IMP PST Totals						28.000			4,809	4,809
Total Agland						30.000			5,174	5,174