



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:17:35
Page 1

Assessment Data				Primary Image						
Account 660099239 Parcel ID 21N16E-25-3-00000-000-0099 Cadastral ID 25-21-16-00412 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 340566 WILTSHIRE, CHRIS & DESTINIE 15520 E HOOTY CREEK RD CLAREMORE OK 74019-0000 Parcel Location Situs 15520 E HOOTY CREEK RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 25 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS										
Legal Description Lat/Long: 36.26836325 -95.55315065				Building Permits						
TR DESC AS COMM SE/C NE SW; N89.5940W 413.45' TO POB; N00 0848W 658.39'; N89.5638E 165.10'; S00.0848E 658.57'; N89.5940W 165 10' TO POB.				Number		Description		Opened	Closed	Amount
				R23	R24	NEW DTCH ACC BLDG	12/2023	04/2024		
				R2015 12 7	R17-NEW	2689 SQ FT SFR	05/2016	08/2016	190,000	
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EWBANK, ZACHARY LEE &	01/05/2023	420,000	YES	
					/	ROWLAND, JOHN R & KELSEY R	09/08/2020	340,000	YES	
					2580/855	STORY, JOHN SLADE & JENNIFER	09/28/2016	315,000	YES	
					2572/549	BREWSTER & BREWSTER CONST INC	08/24/2016	344,500	YES	
					2532/716	LAMBERT, MELISSA GAYLE	02/26/2016	35,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2024	Land Value	45,999	45,999	11%	5,060	Assessed	48,809	4,053.59	
Year Frozen	0	Improvements	397,714	397,714		43,749	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	443,713	443,713		48,809	Total Taxable	48,809	4,054.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660099239	WILTSHIRE, CHRIS & DESTINIE			5	424,220	0	46,664	3,875.00	
2024	2024-660099239	WILTSHIRE, CHRIS & DESTINIE			5	420,787	0	46,287	3,863.00	
2023	2023-660099239	WILTSHIRE, CHRIS & DESTINIE			5	398,836	0	41,255	3,435.00	
2022	2022-660099239	EWBANK, ZACHARY LEE &			5	398,821	0	39,291	3,268.00	
2021	2021-660099239	EWBANK, ZACHARY LEE &			5	340,180	0	37,420	3,174.00	
2020	2020-660099239	EWBANK, ZACHARY LEE &			5	325,309	0	35,479	3,004.00	
2019	2019-660099239	ROWLAND, JOHN R & KELSEY R			5	307,184	0	33,791	2,926.00	
2018	2018-660099239	ROWLAND, JOHN R & KELSEY R			5	314,860	0	34,635	3,003.00	
2017	2017-660099239	ROWLAND, JOHN R & KELSEY R			5	312,306	0	34,354	2,802.00	
2016	2016-660099239	ROWLAND, JOHN R & KELSEY R			5	262	0	29	2.00	



Rogers

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Date 04/18/2026
Time 09:17:35
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.5139	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	109,504.00 x .57 = 61,976	
Factor Value		
Adjustments	0.7422	
Lot Value	45,999	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,198 / 2,681
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,198
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	764 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	406,774	151.72	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.78	Total Misc Impr	+	17,901			
Roofing Adj	+ 4.31	Garage Cost	+	28,428			
Subfloor Adj	+ -2.79	Total RCN	=	394,376			
Heat/Cool Adj	+ 14.47	Depreciation (8%)	-	31,550			
Plumbing Adj	+ 14.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	362,826			
Adj Base Cost	= 129.82	Lot Value	+	45,999			
Total Area	x 2,681	Indicated Value	=	408,825			
Adjusted Cost	= 348,047	Value Per SqFt		152.49			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	362,826		
Lot Value	45,999		
Indicated Value	408,825	152.49	Per SqFt
Agland Value			
Site Improvements	34,888		
Total Value	443,713	165.50	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	128663	20x12		240	28.67		6,881
PRCH	SLAB PORCH - COVERED	128664	18x6		108	29.18		3,151
PRCH	SLAB PORCH - COVERED	128665	7x7		49	29.37		1,439



Rogers

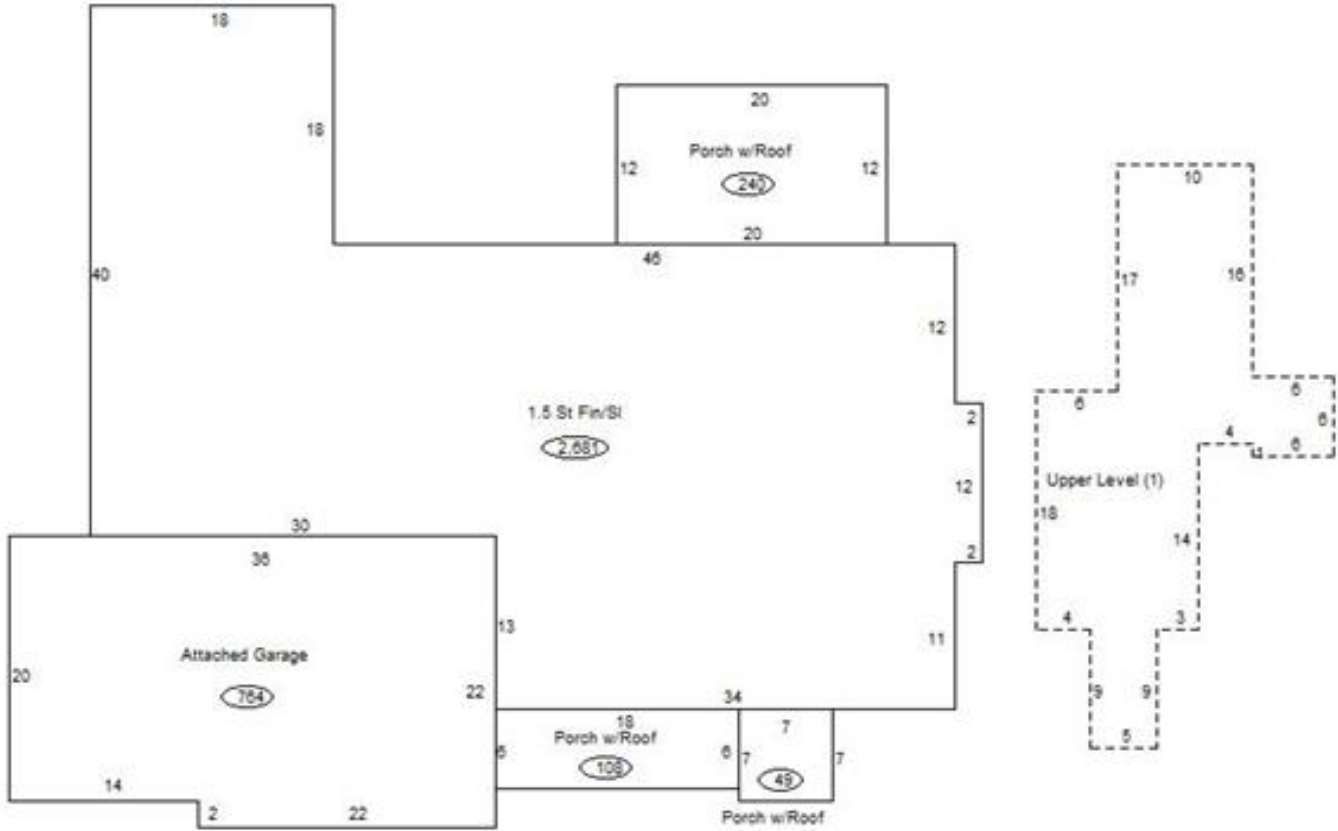
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Date 04/18/2026
 Time 09:17:35
 Page 3

Sketch Image

660099239



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,198	1.220	2,681
2	U	^UL		13	Upper Level (1)	483	1.000	483
3	G	1		13	Attached Garage	764	1.000	764
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PRCH		13	SLBC	108	1.000	108
6	M	PRCH		13	SLBC	49	1.000	49
Total Building Area						2,198		2,681



Rogers


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Date 04/18/2026
Time 09:17:36
Page 4

660099239

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x38x12	Concrete	Formed Metal	1,140
	Qual 3	Cond 3	Year 2024	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (31.55 x 1,140)	35,967	35,967	1,079	34,888