



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:37:46
Page 1

Assessment Data					Primary Image																																																																												
Account 660101143 Parcel ID 21N16E-06-1-00000-000-0002 Cadastral ID 06-21-16-01530 Property Type REAL - Real Property Property Class UA VI Area 1 Tax Area 34 - CLARM OT & SCHL/NW FD Name ID 333420 WILLCUT FAMILY TRUST 2015 W LOWRY RD CLAREMORE OK 74017-0000 Parcel Location Situs 02015 W LOWRY RD Subdivision Lot/Block / Parcel Size 4.07 - Acres Sec/Twn/Rng 6 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																	
Legal Description Lat/Long: 36.33507454 -95.63520848																																																																																	
TR DESC 2688-151 AS COMM NW/C GOVT LOT 1; N88.3933E 440.16'; N88.3933E 220.08'; S01.1114E 855'; S88.3936W 219.94'; N01.1148W 855' TO POB.LESS N 50' THEREOF TO CITY OF CLAREMORE AS DESC DEED OF DEDICATION 2700-540.					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																																																																			
Number	Description	Opened	Closed	Amount																																																																													
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>WILLCUT, TROY & ZENDA</td> <td>01/25/2021</td> <td>0</td> <td>WB</td> </tr> <tr> <td>2688/151</td> <td>INTRINSIC DEVELOPMENT LLC</td> <td>01/24/2018</td> <td>70,000</td> <td>17</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	WILLCUT, TROY & ZENDA	01/25/2021	0	WB	2688/151	INTRINSIC DEVELOPMENT LLC	01/24/2018	70,000	17																																															
Code	Type	Active	Maximum	Exemption																																																																													
H	Homestead	Yes	1,000	1,000																																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																													
/	WILLCUT, TROY & ZENDA	01/25/2021	0	WB																																																																													
2688/151	INTRINSIC DEVELOPMENT LLC	01/24/2018	70,000	17																																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.442</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value 447</td> <td>447</td> <td>11%</td> <td>49</td> <td>Assessed</td> <td>43,389</td> <td>4,618.39</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 398,902</td> <td>394,000</td> <td></td> <td>43,340</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 399,349</td> <td>394,447</td> <td></td> <td>43,389</td> <td>Total Taxable</td> <td>42,389</td> <td>4,526.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	Remove Cap	2019	Land Value 447	447	11%	49	Assessed	43,389	4,618.39	Year Frozen		Improvements 398,902	394,000		43,340	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 399,349	394,447		43,389	Total Taxable	42,389	4,526.00																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax																																																																									
Remove Cap	2019	Land Value 447	447	11%	49	Assessed	43,389	4,618.39																																																																									
Year Frozen		Improvements 398,902	394,000		43,340	Penalty	0																																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00																																																																									
TIF Project ID	0	Total Value 399,349	394,447		43,389	Total Taxable	42,389	4,526.00																																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660101143</td> <td>WILLCUT FAMILY TRUST</td> <td>34</td> <td>382,959</td> <td>1000</td> <td>41,125</td> <td>4,391.00</td> </tr> <tr> <td>2024</td> <td>2024-660101143</td> <td>WILLCUT FAMILY TRUST</td> <td>34</td> <td>411,529</td> <td>1000</td> <td>41,460</td> <td>4,427.00</td> </tr> <tr> <td>2023</td> <td>2023-660101143</td> <td>WILLCUT FAMILY TRUST</td> <td>34</td> <td>408,871</td> <td>1000</td> <td>40,224</td> <td>4,263.00</td> </tr> <tr> <td>2022</td> <td>2022-660101143</td> <td>WILLCUT FAMILY TRUST</td> <td>34</td> <td>412,308</td> <td>1000</td> <td>39,023</td> <td>4,160.00</td> </tr> <tr> <td>2021</td> <td>2021-660101143</td> <td>WILLCUT FAMILY TRUST</td> <td>34</td> <td>353,250</td> <td>1000</td> <td>37,857</td> <td>3,872.00</td> </tr> <tr> <td>2020</td> <td>2020-660101143</td> <td>WILLCUT, TROY & ZENDA</td> <td>34</td> <td>349,236</td> <td>0</td> <td>38,088</td> <td>4,023.00</td> </tr> <tr> <td>2019</td> <td>2019-660101143</td> <td>WILLCUT, TROY & ZENDA</td> <td>34</td> <td>329,759</td> <td>0</td> <td>36,273</td> <td>3,872.00</td> </tr> <tr> <td>2018</td> <td>2018-660101143</td> <td>WILLCUT, TROY & ZENDA</td> <td>34</td> <td>367</td> <td>0</td> <td>40</td> <td>5.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660101143	WILLCUT FAMILY TRUST	34	382,959	1000	41,125	4,391.00	2024	2024-660101143	WILLCUT FAMILY TRUST	34	411,529	1000	41,460	4,427.00	2023	2023-660101143	WILLCUT FAMILY TRUST	34	408,871	1000	40,224	4,263.00	2022	2022-660101143	WILLCUT FAMILY TRUST	34	412,308	1000	39,023	4,160.00	2021	2021-660101143	WILLCUT FAMILY TRUST	34	353,250	1000	37,857	3,872.00	2020	2020-660101143	WILLCUT, TROY & ZENDA	34	349,236	0	38,088	4,023.00	2019	2019-660101143	WILLCUT, TROY & ZENDA	34	329,759	0	36,273	3,872.00	2018	2018-660101143	WILLCUT, TROY & ZENDA	34	367	0	40	5.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																										
2025	2025-660101143	WILLCUT FAMILY TRUST	34	382,959	1000	41,125	4,391.00																																																																										
2024	2024-660101143	WILLCUT FAMILY TRUST	34	411,529	1000	41,460	4,427.00																																																																										
2023	2023-660101143	WILLCUT FAMILY TRUST	34	408,871	1000	40,224	4,263.00																																																																										
2022	2022-660101143	WILLCUT FAMILY TRUST	34	412,308	1000	39,023	4,160.00																																																																										
2021	2021-660101143	WILLCUT FAMILY TRUST	34	353,250	1000	37,857	3,872.00																																																																										
2020	2020-660101143	WILLCUT, TROY & ZENDA	34	349,236	0	38,088	4,023.00																																																																										
2019	2019-660101143	WILLCUT, TROY & ZENDA	34	329,759	0	36,273	3,872.00																																																																										
2018	2018-660101143	WILLCUT, TROY & ZENDA	34	367	0	40	5.00																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:37:46
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Stucco
Base/Total Area	2,520 / 2,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,520
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	984 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-3\IMG_0049. 5/3/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	412,938	163.86	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	110.01	Total Misc Impr	+	33,070			
Roofing Adj	+ 5.81	Garage Cost	+	44,693			
Subfloor Adj	+ -4.59	Total RCN	=	424,364			
Heat/Cool Adj	+ 16.31	Depreciation (6%)	-	25,462			
Plumbing Adj	+ 10.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	398,902			
Adj Base Cost	= 137.54	Lot Value	+				
Total Area	x 2,520	Indicated Value	=	398,902			
Adjusted Cost	= 346,601	Value Per SqFt		158.29			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	398,902		
Lot Value			
Indicated Value	398,902	158.29	Per SqFt
Agland Value	447		
Site Improvements			
Total Value	399,349	158.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	137657	186		186	32.34		6,015
PRCH	SLAB PORCH - COVERED	137658	544		544	31.18		16,962
PATO	SLAB PORCH - OPEN	137659	28x8		224	12.72		2,849
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,243.87		7,244



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:37:46
Page 4

Agland Inventory

660101143

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			4.136	108	108	447	447
TMBR Totals						4.136			447	447
Total Agland						4.136			447	447