



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660102088 <b>Parcel ID</b> 000000-0-0-000136-001-0016 <b>Cadastral ID</b> 19-21-16-05150 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 342350 WADLEY, REECE A & JASMINE A  2420 W KING LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 02420 W KING LN <b>Subdivision</b> CATALAYAH CROSSING <b>Lot/Block</b> 0016 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 19 / 21 / 16 / 5 <b>Neighborhood</b> 1012 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_001! 9/18/2023</p>														
<b>Legal Description</b> Lat/Long: 36.28187643 -95.64279047																			
LOT 16 BLOCK 1 CATALAYAH CROSSING					<b>Building Permits</b> <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>R23 23-20</td> <td>R24 NEW SFR 1908 SQ FT</td> <td>01/2023</td> <td>09/2023</td> <td>230,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 23-20	R24 NEW SFR 1908 SQ FT	01/2023	09/2023	230,000
Number	Description	Opened	Closed	Amount															
R23 23-20	R24 NEW SFR 1908 SQ FT	01/2023	09/2023	230,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	DAKE PROPERTIES INC	08/10/2023	352,500	YES										
					/	MARKET SMART SERVICES &	01/27/2023	96,000	WB										
					/	EXCELSIOR HOMES LLC	12/07/2022	0	WB										
					/	INTRINSIC DEVELOPMENT LLC	11/24/2020	85,000	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2024		Land Value	54,500	54,500	11%	5,995	<b>Assessed</b>	37,786 3,492.56										
Year Frozen			Improvements	291,295	289,009		31,791	<b>Penalty</b>	0										
Uncapped Value	0		Mobile Home	0	0		0	<b>Exemption</b>	1,000 -93.00										
TIF Project ID	0		<b>Total Value</b>	345,795	343,509		37,786	<b>Total Taxable</b>	36,786 3,400.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660102088	WADLEY, REECE A & JASMINE A			17	333,504	1000	35,685	3,298.00										
2024	2024-660102088	WADLEY, REECE A & JASMINE A			17	352,571	1000	37,783	3,492.00										
2023	2023-660102088	WADLEY, REECE A & JASMINE A			17	42,500	0	4,675	428.00										
2022	2022-660102088	EXCELSIOR HOMES LLC			17	42,500	0	4,675	433.00										
2021	2021-660102088	EXCELSIOR HOMES LLC			17	42,500	0	4,675	413.00										
2020	2020-660102088	INTRINSIC DEVELOPMENT LLC			17	7,314	0	805	74.00										
2019	2019-660102088	INTRINSIC DEVELOPMENT LLC			17	7,314	0	805	75.00										



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Lot Data		Square-Foot - NBHD 1012 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.3943	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	17,176.00 x 2.34 = 40,192	
Factor Value		
Adjustments	1.3560	
Lot Value	54,500	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG\_001! 9/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,917 / 1,917
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,917
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	774 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.24	Total Misc Impr	+ 7,531
Roofing Adj	+ 5.27	Garage Cost	+ 35,016
Subfloor Adj	+ -3.35	Total RCN	= 297,240
Heat/Cool Adj	+ 14.04	Depreciation ( 2%)	- 5,945
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 291,295
Adj Base Cost	= 132.86	Lot Value	+ 54,500
Total Area	x 1,917	Indicated Value	= 345,795
Adjusted Cost	= 254,693	Value Per SqFt	180.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	291,295		
Lot Value	54,500		
Indicated Value	345,795	180.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	345,795	180.38	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	158015	6x5		30	28.56	857
PRCH	Slab Porch - Covered	158016	24x10		240	27.81	6,674



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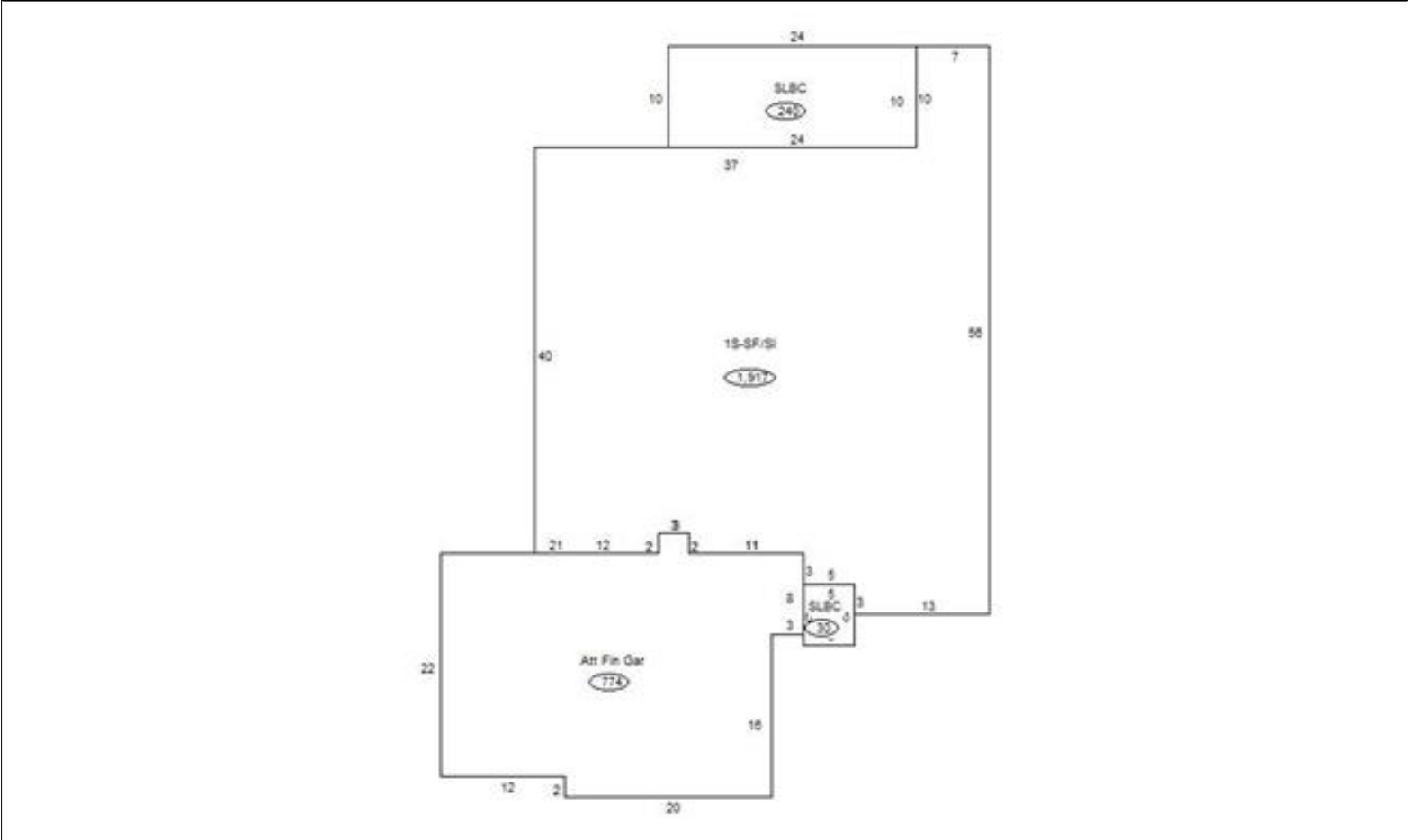
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Sketch Image

660102088



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,917	1.000	1,917
2	G	5		13	Att Fin Gar	774	1.000	774
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						1,917		1,917