



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:08:05
Page 1

Assessment Data					Primary Image																																																												
Account 660103958 Parcel ID 21N16E-22-2-00000-001-0000 Cadastral ID 22-21-16-01530 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 330734 WILCOX, SPENCER & CATHERINE 22161 S WILDWOOD PL CLAREMORE OK 74019-0000 Parcel Location Situs 22161 S WILDWOOD PL Subdivision Lot/Block / Parcel Size 38.28 - Acres Sec/Twn/Rng 22 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (287)\IMG_0034.JPG 10/18/2023</p>																																																												
Legal Description Lat/Long: 36.28588220 -95.58626607 TR DESC 2020-007009 AS COMM N/4 SEC; S01.2649E 987.07' TO POB; S01.2649E 1645.12'; S01.2652E 658.51'; N88.5947E 1323.77'; N01 2714W 658.16'; S89.0042W 661.85'; N01.2707W 1177.84'; S89.0118W 62674'; N01.2649W 467.17'; S89.0118W 35' TO POB.																																																																	
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	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>R23</td> <td>R24 NEW DTCH ACC BLDG 40X63</td> <td>02/2023</td> <td>09/2023</td> <td></td> </tr> <tr> <td>R21</td> <td>R23- NEW 911 ADDRESS</td> <td>01/2021</td> <td>02/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23	R24 NEW DTCH ACC BLDG 40X63	02/2023	09/2023		R21	R23- NEW 911 ADDRESS	01/2021	02/2023																																
Code	Type	Active	Maximum	Exemption																																																													
H	Homestead	Yes	1,000	1,000																																																													
Number	Description	Opened	Closed	Amount																																																													
R23	R24 NEW DTCH ACC BLDG 40X63	02/2023	09/2023																																																														
R21	R23- NEW 911 ADDRESS	01/2021	02/2023																																																														
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>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value</td> <td>3,677</td> <td>3,677</td> <td>11%</td> <td>404</td> <td>Assessed</td> <td>40,426 3,357.38</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>385,588</td> <td>363,835</td> <td></td> <td>40,022</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>389,265</td> <td>367,512</td> <td></td> <td>40,426</td> <td>Total Taxable</td> <td>39,426 3,274.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2020	Land Value	3,677	3,677	11%	404	Assessed	40,426 3,357.38	Year Frozen		Improvements	385,588	363,835		40,022	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	TIF Project ID	0	Total Value	389,265	367,512		40,426	Total Taxable	39,426 3,274.00	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>WILCOX, SPENCER LOUIS &</td> <td>02/21/2020</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	WILCOX, SPENCER LOUIS &	02/21/2020	0	4	
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																																																									
Remove Cap	2020	Land Value	3,677	3,677	11%	404	Assessed	40,426 3,357.38																																																									
Year Frozen		Improvements	385,588	363,835		40,022	Penalty	0																																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00																																																									
TIF Project ID	0	Total Value	389,265	367,512		40,426	Total Taxable	39,426 3,274.00																																																									
Bk/Pg	Grantor	Date	Price	Code																																																													
/	WILCOX, SPENCER LOUIS &	02/21/2020	0	4																																																													
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>2025-660103958</td> <td>WILCOX, SPENCER & CATHERINE</td> <td>5</td> <td>356,808</td> <td>1000</td> <td>38,249</td> <td>3,177.00</td> </tr> <tr> <td>2024</td> <td>2024-660103958</td> <td>WILCOX, SPENCER & CATHERINE</td> <td>5</td> <td>366,156</td> <td>1000</td> <td>39,277</td> <td>3,278.00</td> </tr> <tr> <td>2023</td> <td>2023-660103958</td> <td>WILCOX, SPENCER & CATHERINE</td> <td>5</td> <td>3,677</td> <td>404</td> <td></td> <td>.00</td> </tr> <tr> <td>2022</td> <td>2022-660103958</td> <td>WILCOX, SPENCER & CATHERINE</td> <td>5</td> <td>3,677</td> <td>0</td> <td>404</td> <td>34.00</td> </tr> <tr> <td>2021</td> <td>2021-660103958</td> <td>WILCOX, SPENCER & CATHERINE</td> <td>5</td> <td>3,677</td> <td>0</td> <td>404</td> <td>34.00</td> </tr> <tr> <td>2020</td> <td>2020-660103958</td> <td>WILCOX, SPENCER & CATHERINE</td> <td>5</td> <td>3,677</td> <td>0</td> <td>404</td> <td>34.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660103958	WILCOX, SPENCER & CATHERINE	5	356,808	1000	38,249	3,177.00	2024	2024-660103958	WILCOX, SPENCER & CATHERINE	5	366,156	1000	39,277	3,278.00	2023	2023-660103958	WILCOX, SPENCER & CATHERINE	5	3,677	404		.00	2022	2022-660103958	WILCOX, SPENCER & CATHERINE	5	3,677	0	404	34.00	2021	2021-660103958	WILCOX, SPENCER & CATHERINE	5	3,677	0	404	34.00	2020	2020-660103958	WILCOX, SPENCER & CATHERINE	5	3,677	0	404	34.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																										
2025	2025-660103958	WILCOX, SPENCER & CATHERINE	5	356,808	1000	38,249	3,177.00																																																										
2024	2024-660103958	WILCOX, SPENCER & CATHERINE	5	366,156	1000	39,277	3,278.00																																																										
2023	2023-660103958	WILCOX, SPENCER & CATHERINE	5	3,677	404		.00																																																										
2022	2022-660103958	WILCOX, SPENCER & CATHERINE	5	3,677	0	404	34.00																																																										
2021	2021-660103958	WILCOX, SPENCER & CATHERINE	5	3,677	0	404	34.00																																																										
2020	2020-660103958	WILCOX, SPENCER & CATHERINE	5	3,677	0	404	34.00																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:08:05
Page 2

Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,320 / 2,320
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,320
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

\\tsclient\A\TOMMY DUNLAP\New folder (287)\IMG_0034.JPG		10/18/2023
---	--	------------

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	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.04	Total Misc Impr	+ 31,147				
Roofing Adj	+ 5.22	Garage Cost	+ 323,467				
Subfloor Adj	+ -3.40	Total RCN	= 6,469				
Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 0				
Plumbing Adj	+ 5.67	Lump Sums	+ 316,998				
Basement Adj	+ 0.00	RCNLD	= 126.00				
Adj Base Cost	= 126.00	Lot Value	+ 316,998				
Total Area	x 2,320	Indicated Value	= 292,320				
Adjusted Cost	= 292,320	Value Per SqFt	136.64				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,998		
Lot Value		136.64	Per SqFt
Indicated Value	316,998		
Agland Value	3,677		
Site Improvements	68,590		
Total Value	389,265	167.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156335	23x20		460	27.96		12,862
PRCH	Slab Porch - Covered	156336	398		398	28.16		11,208
PATO	Slab Porch - Open	156337	10x5		50	12.93		647
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

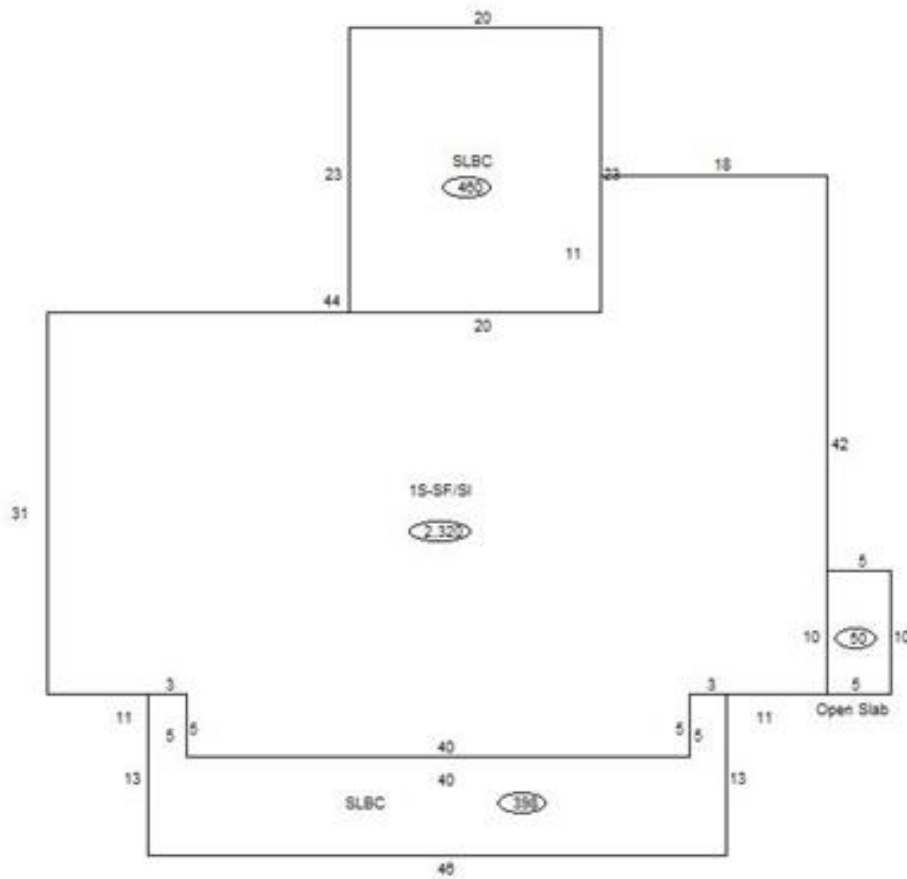
Date 04/18/2026

Time 10:08:05

Page 3

Sketch Image

660103958



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,320	1.000	2,320
2	M	PRCH		13	SLBC	460	1.000	460
3	M	PRCH		13	SLBC	398	1.000	398
4	M	PATO		13	Open Slab	50	1.000	50
Total Building Area						2,320		2,320



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:08:05
 Page 4

660103958

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x63x0			2,520
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (28.06 x 2,520) 70,711		Modifier Total	RCN 70,711	Depr (3% Phys/ % Func) 2,121	RCNLD 68,590
	CPDT	Carport - Detached	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (11.36 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:08:06
Page 5

Agland Inventory

660103958

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.280	92	92	26	26
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			13.000	54	54	702	702
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.000	36	36	72	72
PAA	PARSONS SILT LOAM 0-1% SL	TMBR	76			13.000	137	137	1,778	1,778
RS	ROUGH STONY LAND	TMBR	20			3.000	36	36	108	108
TMBR Totals						31.280			2,686	2,686
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			7.000	142	142	991	991
NTV PST Totals						7.000			991	991
Total Agland						38.280			3,677	3,677