



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 10:18:32
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Assessment Data					Primary Image									
Account	660104595													
Parcel ID	00000-00-0-000296-002-0001													
Cadastral ID	05-21-16-18240													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	338207													
DAVIS, IRENE W														
1606 WILDWOOD DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01606 WILDWOOD DR													
Subdivision	ESTATES AT FOREST PARK III													
Lot/Block	0001 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	5 / 21 / 16 / 5													
Neighborhood	1154 - R-V01-NW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.33516659 -95.62786484														
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>R20 0529</td> <td>R22- NEW 2577 SQ FT SFR</td> <td>12/2020</td> <td>11/2021</td> <td>205,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 0529	R22- NEW 2577 SQ FT SFR	12/2020	11/2021	205,000
Number	Description	Opened	Closed	Amount										
R20 0529	R22- NEW 2577 SQ FT SFR	12/2020	11/2021	205,000										
LOT 1 BLOCK 2 ESTATES AT FOREST PARK III														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	05/03/2022	443,500	YES					
					/	NORTHLAKE ESTATES LLC	10/30/2020	930,000	WB					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2023	Land Value	34,644	34,644	11%	3,811	Assessed	48,389	4,472.60					
Year Frozen		Improvements	405,257	405,257		44,578	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	439,901	439,901		48,389	Total Taxable	47,389	4,380.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660104595	DAVIS, IRENE W	17	427,377	1000	46,012	4,253.00							
2024	2024-660104595	DAVIS, IRENE W	17	443,500	1000	47,785	4,416.00							
2023	2023-660104595	DAVIS, IRENE W	17	443,500	1000	47,785	4,377.00							
2022	2022-660104595	DAVIS, IRENE W	17	196,508	0	21,616	2,001.00							
2021	2021-660104595	EXECUTIVE HOMES LLC	17	46,500	0	5,115	452.00							



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2403		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	10,465.00 x 3.00 = 31,395		
Factor Value			
Adjustments	1.1035		
Lot Value	34,644		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0026. 4/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,616 / 2,616
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,616
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	747 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	408,809 156.27 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	407,050 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	405,257
Lot Value	34,644
Indicated Value	439,901 168.16 Per SqFt
Agland Value	
Site Improvements	
Total Value	439,901 168.16 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	112.37	Total Misc Impr	+	21,527
Roofing Adj	+ 5.78	Garage Cost	+	42,512
Subfloor Adj	+ -4.55	Total RCN	=	422,143
Heat/Cool Adj	+ 16.31	Depreciation (4%)	-	16,886
Plumbing Adj	+ 6.98	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	405,257
Adj Base Cost	= 136.89	Lot Value	+	34,644
Total Area	x 2,616	Indicated Value	=	439,901
Adjusted Cost	= 358,104	Value Per SqFt		168.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152502	324		324	31.87		10,326
PATO	Slab Porch - Open	152503	26x7		182	13.44		2,446
PRCH	Slab Porch - Covered	152504	6x5		30	33.10		993
PATO	Slab Porch - Open	152505	6x6		36	14.39		518
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244

