




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:18:34
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Assessment Data					Primary Image														
Account 660104596 Parcel ID 00000-00-0-000296-002-0002 Cadastral ID 05-21-16-18250 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335424 LAKIN FAMILY TRUST LARRY & CAROL LAKIN-TRUSTEES 1604 WILDWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 01604 WILDWOOD DR Subdivision ESTATES AT FOREST PARK III Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0027. 4/5/2023</p>														
Legal Description Lat/Long: 36.33514798 -95.62752351																			
LOT 2 BLOCK 2 ESTATES AT FOREST PARK III					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>R21 0017</td> <td>R22- NEW 2239 SQ FT SFR</td> <td>03/2021</td> <td>09/2021</td> <td>190,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0017	R22- NEW 2239 SQ FT SFR	03/2021	09/2021	190,000
Number	Description	Opened	Closed	Amount															
R21 0017	R22- NEW 2239 SQ FT SFR	03/2021	09/2021	190,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	08/13/2021	343,000	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	2022		Land Value	31,698	25,446	11%	2,799	Assessed	41,228	3,810.70									
Year Frozen			Improvements	364,709	349,358		38,429	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-93.00									
TIF Project ID	0		Total Value	396,407	374,804		41,228	Total Taxable	40,228	3,718.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104596	LAKIN FAMILY TRUST			17	385,295	1000	39,028	3,607.00										
2024	2024-660104596	LAKIN FAMILY TRUST			17	401,183	1000	37,862	3,499.00										
2023	2023-660104596	LAKIN FAMILY TRUST			17	343,000	1000	36,730	3,364.00										
2022	2022-660104596	LAKIN FAMILY TRUST			17	343,000	1000	36,730	3,400.00										
2021	2021-660104596	LAKIN FAMILY TRUST			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	0.2426		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	10,566.00 x 3.00 = 31,698		
Factor Value			
Adjustments	1.0000		
Lot Value	31,698		



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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	2,328 / 2,328
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,328
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	695 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	
Adjusted R	0.8445		
Indicated Value	375,893	161.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	367,050		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.04	Total Misc Impr	+ 15,460
Roofing Adj	+ 5.87	Garage Cost	+ 39,782
Subfloor Adj	+ -4.62	Total RCN	= 379,905
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 15,196
Plumbing Adj	+ 7.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 364,709
Adj Base Cost	= 139.46	Lot Value	+ 31,698
Total Area	x 2,328	Indicated Value	= 396,407
Adjusted Cost	= 324,663	Value Per SqFt	170.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	364,709		
Lot Value	31,698		
Indicated Value	396,407	170.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	396,407	170.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151604	5x4		20	33.13		663
PATO	Slab Porch - Open	151605	5x5		25	14.39		360
PRCH	Slab Porch - Covered	151606	218		218	32.20		7,020
PATO	Slab Porch - Open	151607	4x3		12	14.39		173
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244

