



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660104600									
Parcel ID	00000-00-0-000296-002-0006									
Cadastral ID	05-21-16-18290									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	342842									
COBB, WILLIAM & KIMBERLY										
1504 WILDWOOD DR CLAREMORE OK 74017-0000										
Parcel Location										
Situs	01504 WILDWOOD DR									
Subdivision	ESTATES AT FOREST PARK III									
Lot/Block	0006 / 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: 36.33513199 -95.62627672				Building Permits						
LOT 6 BLOCK 2 ESTATES AT FOREST PARK III				Number	Description	Opened	Closed	Amount		
				R21	R23- NEW SFR	09/2021	09/2022			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	WEAVER, CARTER AARON &	10/05/2023	545,000	YES	
					/	EXECUTIVE HOMES LLC	06/09/2022	457,000	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	2024		Land Value	149,573	149,573	11%	16,453	Assessed	62,125	5,742.21
Year Frozen			Improvements	415,200	415,200		45,672	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	564,773	564,773		62,125	Total Taxable	62,125	5,742.00
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104600	COBB, WILLIAM & KIMBERLY		17	544,387	0	59,883	5,535.00		
2024	2024-660104600	COBB, WILLIAM & KIMBERLY		17	545,570	0	60,013	5,546.00		
2023	2023-660104600	WEAVER, CARTER AARON &		17	457,000	0	50,270	4,605.00		
2022	2022-660104600	WEAVER, CARTER AARON &		17	46,500	0	5,115	473.00		
2021	2021-660104600	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	0.2572		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	11,204.00 x 3.00 = 33,612		
Factor Value			
Adjustments	4.4500		
Lot Value	149,573		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0031. 4/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,768 / 2,768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,768
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	640 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	417,206	150.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	547,320		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.96	Total Misc Impr	+ 16,745
Roofing Adj	+ 5.73	Garage Cost	+ 37,062
Subfloor Adj	+ -4.40	Total RCN	= 428,041
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 12,841
Plumbing Adj	+ 6.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 415,200
Adj Base Cost	= 135.20	Lot Value	+ 149,573
Total Area	x 2,768	Indicated Value	= 564,773
Adjusted Cost	= 374,234	Value Per SqFt	204.04

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	415,200		
Lot Value	149,573		
Indicated Value	564,773	204.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	564,773	204.04	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab Porch - Open	155162	8x7		56	14.39	806
PRCH	Slab Porch - Covered	155163	289		289	31.97	9,239
FPPF	Fireplace - Prefabricated			1	1	6,700.26	6,700



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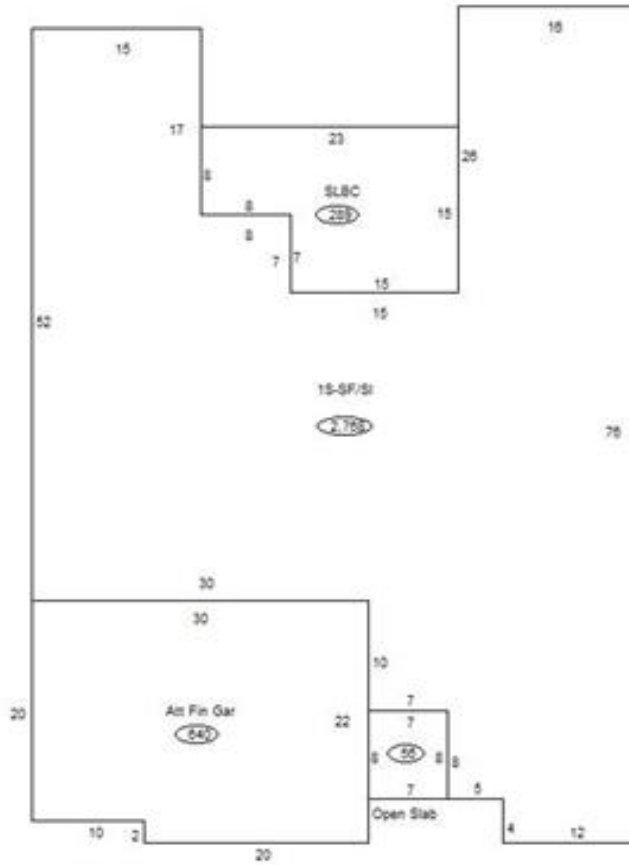
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Sketch Image

660104600



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,768	1.000	2,768
2	G	5		13	Att Fin Gar	640	1.000	640
3	M	PATO		13	Open Slab	56	1.000	56
4	M	PRCH		13	SLBC	289	1.000	289
Total Building Area						2,768		2,768