



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:18:54
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Assessment Data				Primary Image								
Account	660104606											
Parcel ID	00000-00-0-000296-004-0002											
Cadastral ID	05-21-16-18350											
Property Type	REAL - Real Property											
Property Class	URP	VI Area	1									
Tax Area	17 - CLAREMORE OT											
Name ID	336480											
PHILLIPS, AUSTEN & HEATHER												
1603 WILDWOOD DR CLAREMORE OK 74017-0000												
Parcel Location												
Situs	01603 WILDWOOD DR											
Subdivision	ESTATES AT FOREST PARK III											
Lot/Block	0002 / 0004	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: 36.33467937 -95.62758336				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0037. 4/5/2023</p>								
Building Permits				Number	Description	Opened	Closed	Amount				
LOT 2 BLOCK 4 ESTATES AT FOREST PARK III				R20 0527	R22- NEW 2758 SQ FT SFR	12/2020	11/2021	215,000				
Exemptions				Sale History								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code			
					/	EXECUTIVE HOMES LLC	11/12/2021	423,000	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	38,622	38,622	11%	4,248	Assessed	51,785	4,786.49			
Year Frozen		Improvements	432,156	432,156		47,537	Penalty	0				
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00			
TIF Project ID	0	Total Value	470,778	470,778		51,785	Total Taxable	51,785	4,786.00			
Assessment History												
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660104606	PHILLIPS, AUSTEN &			17	457,539	0	50,329	4,652.00			
2024	2024-660104606	PHILLIPS, AUSTEN &			17	475,115	0	48,857	4,515.00			
2023	2023-660104606	PHILLIPS, AUSTEN &			17	423,000	0	46,530	4,262.00			
2022	2022-660104606	PHILLIPS, AUSTEN &			17	423,000	0	46,530	4,307.00			
2021	2021-660104606	EXECUTIVE HOMES LLC			17	46,500	0	5,115	452.00			



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Lot Data		Square-Foot - NBHD 1154 #1	Primary Image
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2955		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	12,874.00 x 3.00 = 38,622		
Factor Value			
Adjustments	1.0000		
Lot Value	38,622		

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	2,964 / 2,964
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,964
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	640 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	433,404	146.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	489,470		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	432,156		
Lot Value	38,622		
Indicated Value	470,778	158.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	470,778	158.83	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.46	Total Misc Impr	+	18,237			
Roofing Adj	+ 5.65	Garage Cost	+	37,062			
Subfloor Adj	+ -4.37	Total RCN	=	450,163			
Heat/Cool Adj	+ 16.31	Depreciation (4%)	-	18,007			
Plumbing Adj	+ 6.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	432,156			
Adj Base Cost	= 133.22	Lot Value	+	38,622			
Total Area	x 2,964	Indicated Value	=	470,778			
Adjusted Cost	= 394,864	Value Per SqFt		158.83			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152508	288		288	31.98		9,210
PRCH	Slab Porch - Covered	152509	9x6		54	33.02		1,783
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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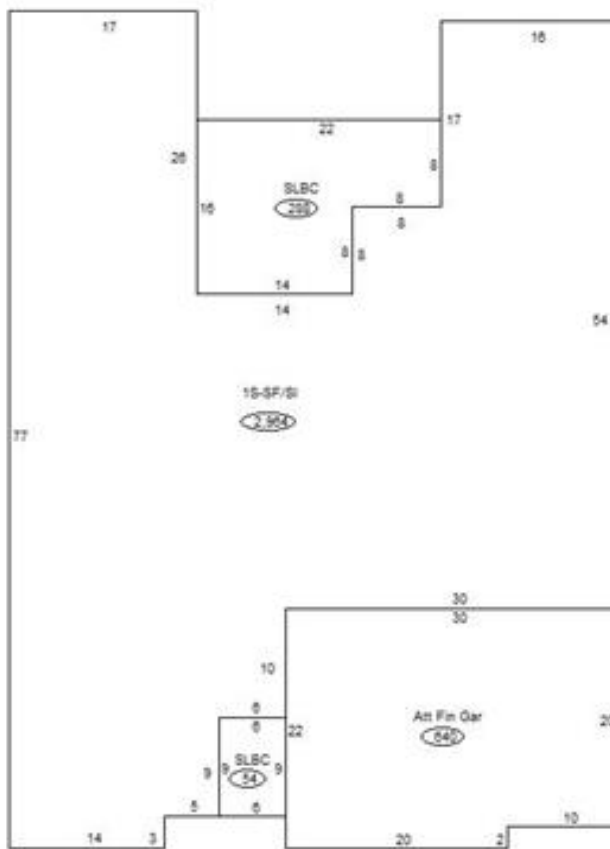
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Sketch Image

660104606



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,964	1.000	2,964
2	G	5		13	Att Fin Gar	640	1.000	640
3	M	PRCH		13	SLBC	288	1.000	288
4	M	PRCH		13	SLBC	54	1.000	54
Total Building Area						2,964		2,964