



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:18:57  
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Assessment Data				Primary Image						
Account	660104608									
Parcel ID	00000-00-0-000296-004-0004									
Cadastral ID	05-21-16-18370									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	337814									
PETERSON, TERRY N										
1509 WILDWOOD DR CLAREMORE OK 74017-0000										
Parcel Location										
Situs	01509 WILDWOOD DR									
Subdivision	ESTATES AT FOREST PARK III									
Lot/Block	0004 / 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: 36.33462896 -95.62682390				Building Permits						
LOT 4 BLOCK 4 ESTATES AT FOREST PARK III				Number	Description	Opened	Closed	Amount		
				R20 0528	R22- NEW 2699 SQ FT SFR	12/2020	11/2021	205,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	03/28/2022	450,000	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	2023		Land Value	38,196	38,196	11%	Assessed	51,610	4,770.31	
Year Frozen			Improvements	430,986	430,986		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	469,182	469,182	51,610	Total Taxable	51,610	4,770.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104608	PETERSON, TERRY N			17	455,899	0	50,149	4,635.00	
2024	2024-660104608	PETERSON, TERRY N			17	473,351	0	51,975	4,804.00	
2023	2023-660104608	PETERSON, TERRY N			17	450,000	0	49,500	4,534.00	
2022	2022-660104608	PETERSON, TERRY N			17	206,338	0	22,697	2,101.00	
2021	2021-660104608	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	0.2923		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	12,732.00 x 3.00 = 38,196		
Factor Value			
Adjustments	1.0000		
Lot Value	38,196		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG\_0039. 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	2,893 / 2,893
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,893
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	760 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	437,159	151.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	476,980 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.86	Total Misc Impr	+ 18,609
Roofing Adj	+ 5.68	Garage Cost	+ 43,252
Subfloor Adj	+ -4.37	Total RCN	= 448,944
Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	- 17,958
Plumbing Adj	+ 6.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 430,986
Adj Base Cost	= 133.80	Lot Value	+ 38,196
Total Area	x 2,893	Indicated Value	= 469,182
Adjusted Cost	= 387,083	Value Per SqFt	162.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,986		
Lot Value	38,196		
Indicated Value	469,182	162.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	469,182	162.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152512	300		300	31.94		9,582
PRCH	Slab Porch - Covered	152513	9x6		54	33.02		1,783
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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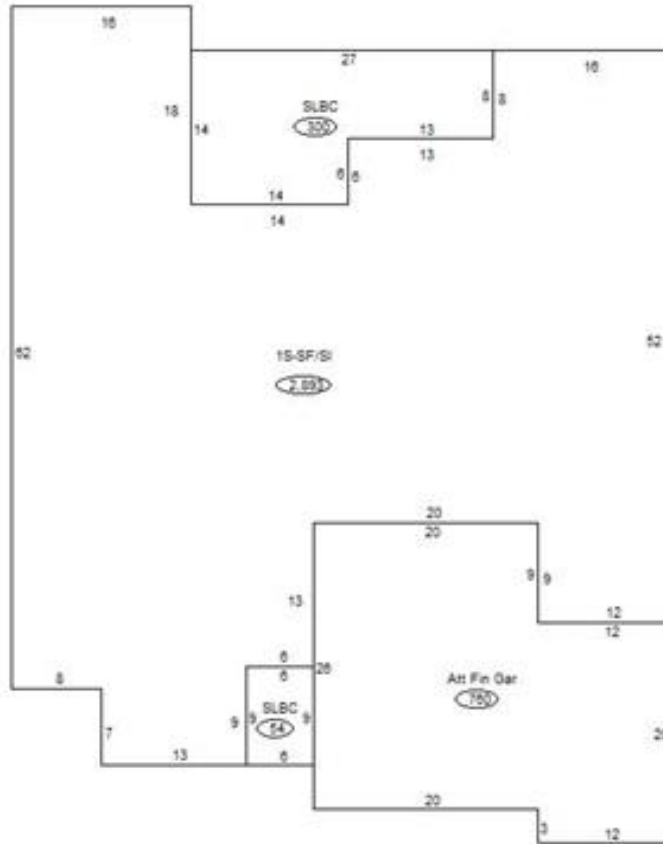
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Sketch Image

660104608



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,893	1.000	2,893
2	G	5		13	Att Fin Gar	760	1.000	760
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PRCH		13	SLBC	54	1.000	54
<b>Total Building Area</b>						<b>2,893</b>		<b>2,893</b>