



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:19:03  
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Assessment Data				Primary Image						
Account	660104611									
Parcel ID	00000-00-0-000296-004-0007									
Cadastral ID	05-21-16-18400									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	338277									
STRAFUSS, DAVID LOUIS & TRACI DEAUTAUN										
1503 WILDWOOD DR CLAREMORE OK 74017-0000										
Parcel Location										
Situs	01507 WILDWOOD DR									
Subdivision	ESTATES AT FOREST PARK III									
Lot/Block	0007 / 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: 36.33467034 -95.62604390				Building Permits						
LOT 7 BLOCK 4 ESTATES AT FOREST PARK III				Number	Description	Opened	Closed	Amount		
				R21 0335	R23- NEW 3323 SQ FT SFR	09/2021	09/2022	240,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	05/10/2022	512,000	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	38,307	38,307	11%	Assessed	58,616	5,417.88	
Year Frozen			Improvements	494,562	494,562		Penalty	0		
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0		Total Value	532,869	532,869		Total Taxable	58,616	5,418.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104611	STRAFUSS, DAVID LOUIS &			17	509,568	0	56,053	5,181.00	
2024	2024-660104611	STRAFUSS, DAVID LOUIS &			17	533,034	0	58,633	5,419.00	
2023	2023-660104611	STRAFUSS, DAVID LOUIS &			17	512,000	0	56,320	5,159.00	
2022	2022-660104611	STRAFUSS, DAVID LOUIS &			17	46,500	0	5,115	473.00	
2021	2021-660104611	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	0.2931		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	12,769.00 x 3.00 = 38,307		
Factor Value			
Adjustments	1.0000		
Lot Value	38,307		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG\_0042. 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	3,333 / 3,333
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,333
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	892 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	495,184 148.57 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	585,410 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	494,562
Lot Value	38,307
Indicated Value	532,869 159.88 Per SqFt
Agland Value	
Site Improvements	
Total Value	532,869 159.88 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.51	Total Misc Impr	+ 18,571
Roofing Adj	+ 5.59	Garage Cost	+ 50,764
Subfloor Adj	+ -4.28	Total RCN	= 509,858
Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	- 15,296
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 494,562
Adj Base Cost	= 132.17	Lot Value	+ 38,307
Total Area	x 3,333	Indicated Value	= 532,869
Adjusted Cost	= 440,523	Value Per SqFt	159.88

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155156	5x5		25	33.11		828
PRCH	Slab Porch - Covered	155158	198		198	32.26		6,387
PATO	Slab Porch - Open	155159	8x4		32	14.39		460
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700
ODFP	Outdoor Fireplace/Firepit			1	1	4,196.11		4,196



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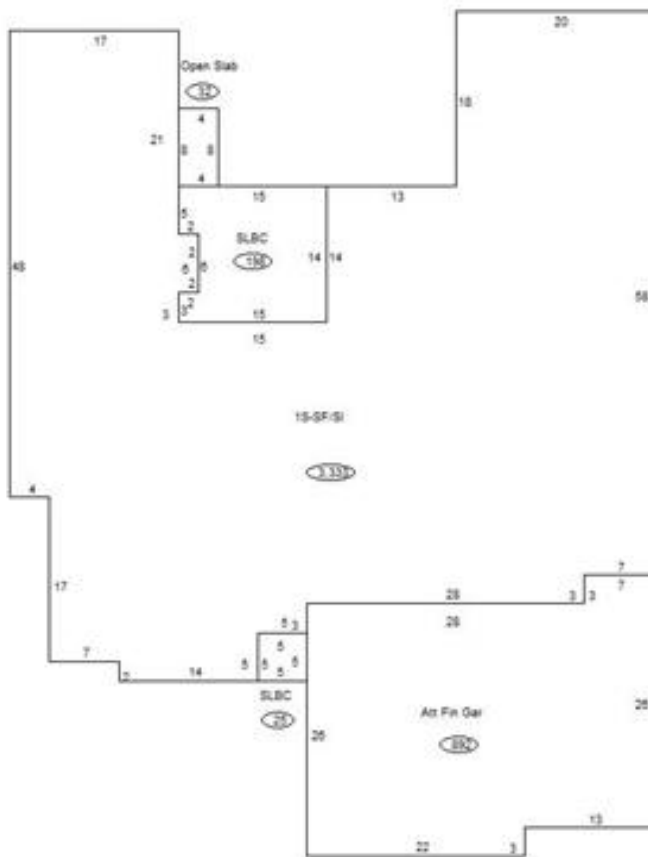
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Sketch Image

660104611



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	892	1.000	892
2	M	PRCH		13	SLBC	25	1.000	25
3	R	1	Slab	13	1S-SF/SI	3,333	1.000	3,333
4	M	PRCH		13	SLBC	198	1.000	198
5	M	PATO		13	Open Slab	32	1.000	32
<b>Total Building Area</b>						<b>3,333</b>		<b>3,333</b>