



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660106454 <b>Parcel ID</b> 21N16E-23-1-00000-001-0000 <b>Cadastral ID</b> 23-21-16-00530 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 305647 WYATT FAMILY REV TRUST  WAYNE N & ANITA J WYATT TRUSTEES 22436 S 4180 RD CLAREMORE OK 74019-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 22436 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 25 - Acres <b>Sec/Twn/Rng</b> 23 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.28677179 -95.56516952					<b>Building Permits</b>																																																	
N2 S2 S2 NE & N2 S2 S2 SE NE					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	/	FLINT, CHARLES WILLIAM &	10/20/2021	0	4																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>Land Value</td> <td>3,600</td> <td>3,600</td> <td>11%</td> <td>396</td> <td>Assessed</td> <td>100,495</td> <td>8,346.11</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>943,103</td> <td>909,996</td> <td></td> <td>100,099</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>946,703</td> <td>913,596</td> <td>100,495</td> <td>Total Taxable</td> <td>99,495</td> <td>8,263.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	Land Value	3,600	3,600	11%	396	Assessed	100,495	8,346.11	Year Frozen	Improvements	943,103	909,996		100,099	Penalty	0		Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-83.00	TIF Project ID	0	Total Value	946,703	913,596	100,495	Total Taxable	99,495	8,263.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660106454	WYATT FAMILY REV TRUST	5	886,987	1000	96,569	8,020.00																																															
2024	2024-660106454	WYATT FAMILY REV TRUST	5	932,282	1000	101,551	8,474.00																																															
2023	2023-660106454	WYATT FAMILY REV TRUST	5	3,600	0	396	33.00																																															
2022	2022-660106454	WYATT FAMILY REV TRUST	5	3,600	0	396	33.00																																															




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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	3,924 / 5,392
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,924
Fixture/RghIn	/
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	1,245 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	103.90	Total Misc Impr	+ 41,858	Roofing Adj	+ 4.48	Garage Cost	+ 80,203
Subfloor Adj	+ -3.10	Total RCN	= 827,496	Heat/Cool Adj	+ 18.45	Depreciation ( 2%)	- 16,550
Plumbing Adj	+ 7.10	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 810,946
Adj Base Cost	= 130.83	Lot Value	+ 810,946	Total Area	x 5,392	Indicated Value	= 810,946
Adjusted Cost	= 705,435	Value Per SqFt	150.40	Adjusted Cost	= 705,435	Value Per SqFt	150.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	810,946		
Lot Value			
Indicated Value	810,946	150.40	Per SqFt
Agland Value	3,600		
Site Improvements	132,157		
Total Value	946,703	175.58	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	157191	322		322	35.85	11,544
PRCH	Slab Porch - Covered	157192	496		496	35.24	17,479
PRCH	Slab Porch - Covered	157193	14x9		126	36.80	4,637
FPR1	Fireplace - Residential 1 Story			1 2023	1	8,198.48	8,198



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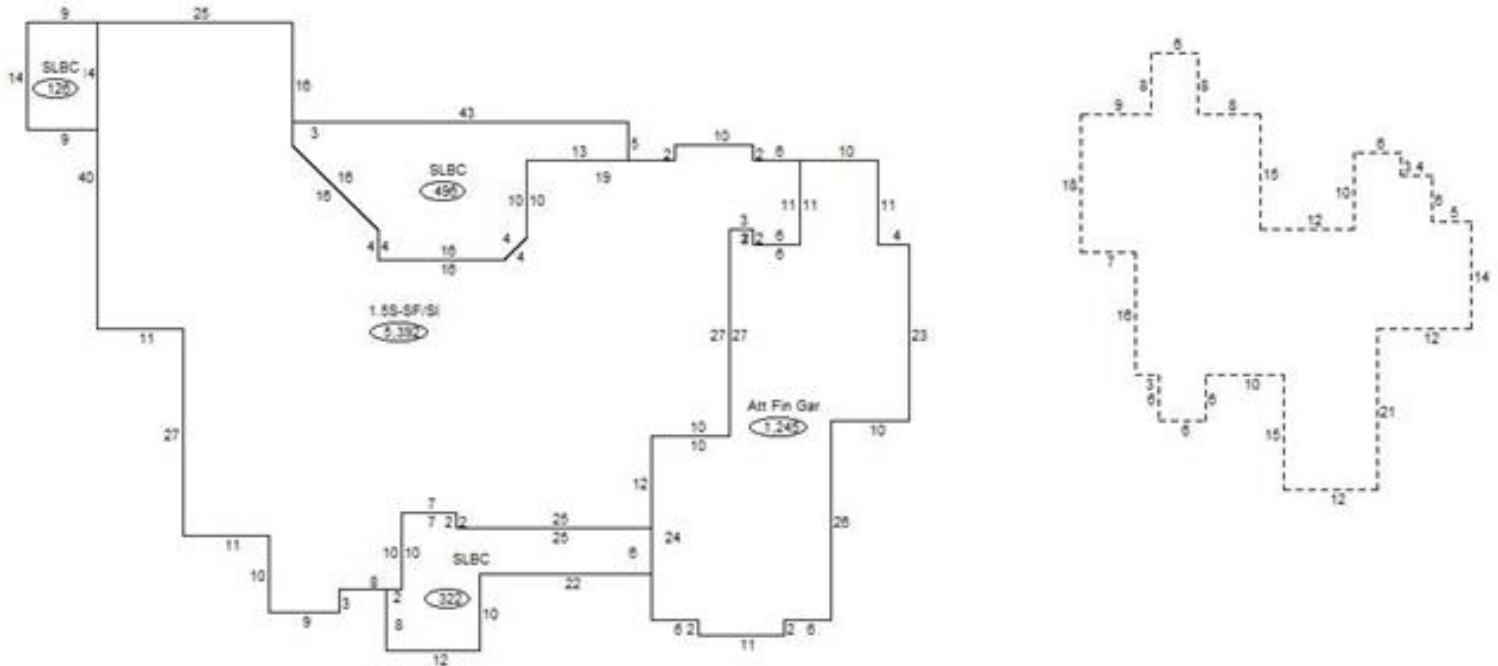
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	3,924	1.374	5,392
2	U	^UL		20	Upper Level (1)	1,468	1.000	1,468
3	G	5		20	Att Fin Gar	1,245	1.000	1,245
4	M	PRCH		20	SLBC	322	1.000	322
5	M	PRCH		20	SLBC	496	1.000	496
6	M	PRCH		20	SLBC	126	1.000	126
<b>Total Building Area</b>						<b>3,924</b>		<b>5,392</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SG	SWIM-GUNITE	0x0x0			1		
	Qual	Cond	Year	2023	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000		
	UTIL	Shop Building	40x60x0		Formed Metal	2,400		
	Qual	5	Cond	5	Year	2023	Eff Age	1
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (37.86 x 2,400)	90,864		90,864	909	89,955	
	PRCH	Slab Porch - Covered	8x60x0			480		
	Qual	Cond	Year	2023	Eff Age			
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (25.42 x 480)	12,202		12,202	12,202		



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			25.000	144	144	3,600	3,600
<b>NTV PST Totals</b>						25.000			3,600	3,600
<b>Total Agland</b>						25.000			3,600	3,600