



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 660106769 Parcel ID 21N17E-31-1-00000-012-0000 Cadastral ID 31-21-17-00532 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 341449 WILEY, ERIC A & KRISTY & JOSEPH M LOPEZ 16810 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 16810 E 520 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 31 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS				<p>660106769_001.JPG 7/3/2024</p>																														
Legal Description Lat/Long: 36.26294851 -95.52886868 E2 W2 NW NE NE																																		
Exemptions				Building Permits																														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Code	Type	Active	Maximum	Exemption						<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>R23 130</td> <td>R24 NEW SFR 2943 SQ FT</td> <td>09/2023</td> <td>07/2024</td> <td></td> </tr> <tr> <td>S22</td> <td>SPLIT</td> <td>05/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 130	R24 NEW SFR 2943 SQ FT	09/2023	07/2024		S22	SPLIT	05/2022	09/2022	
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Sale History				<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>GOMEZ, SALVADOR OLMOS &</td> <td>04/26/2023</td> <td>66,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>T & N PROPERTIES LLC</td> <td>03/18/2022</td> <td>54,000</td> <td>YES</td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code	/	GOMEZ, SALVADOR OLMOS &	04/26/2023	66,000	YES	/	T & N PROPERTIES LLC	03/18/2022	54,000	YES										
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/	GOMEZ, SALVADOR OLMOS &	04/26/2023	66,000	YES																														
/	T & N PROPERTIES LLC	03/18/2022	54,000	YES																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																									
Remove Cap	2024	Land Value	67,722	67,722	11%	7,449	Assessed	58,454	4,854.60																									
Year Frozen		Improvements	477,735	463,679		51,005	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	545,457	531,401		58,454	Total Taxable	58,454	4,855.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660106769	WILEY, ERIC A & KRISTY &			5	506,097	0	55,670	4,623.00																									
2024	2024-660106769	WILEY, ERIC A & KRISTY &			5	67,722	0	7,449	622.00																									
2023	2023-660106769	WILEY, ERIC A & KRISTY			5	62,000	0	6,820	568.00																									
2022	2022-660106769	GOMEZ, SALVADOR OLMOS &			5	560	0	62	5.00																									



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.6059 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 113,512.00 x .41 = 47,029 Factor Value Adjustments 1.4400 Lot Value 67,722		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	2,921 / 2,921
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,921
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code Adjusted R Indicated Value

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	99.79	Total Misc Impr	+ 20,997	Roofing Adj	+ 5.03	Garage Cost	+ 382,383
Subfloor Adj	+ -3.22	Total RCN	= 7,648	Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 0
Plumbing Adj	+ 7.65	Lump Sums	+ 374,735	Basement Adj	+ 0.00	RCNLD	= 67,722
Adj Base Cost	= 123.72	Lot Value	+ 442,457	Total Area	x 2,921	Indicated Value	= 361,386
		Value Per SqFt	151.47	Adjusted Cost	= 361,386		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	374,735		
Lot Value	67,722		
Indicated Value	442,457	151.47	Per SqFt
Agland Value			
Site Improvements	103,000		
Total Value	545,457	186.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160524	35x7		245	28.65		7,019
PRCH	Porch	160525	22x12		264	28.59		7,548
FPR1	Fireplace - Residential 1 Story			1 2024	1	6,429.63		6,430



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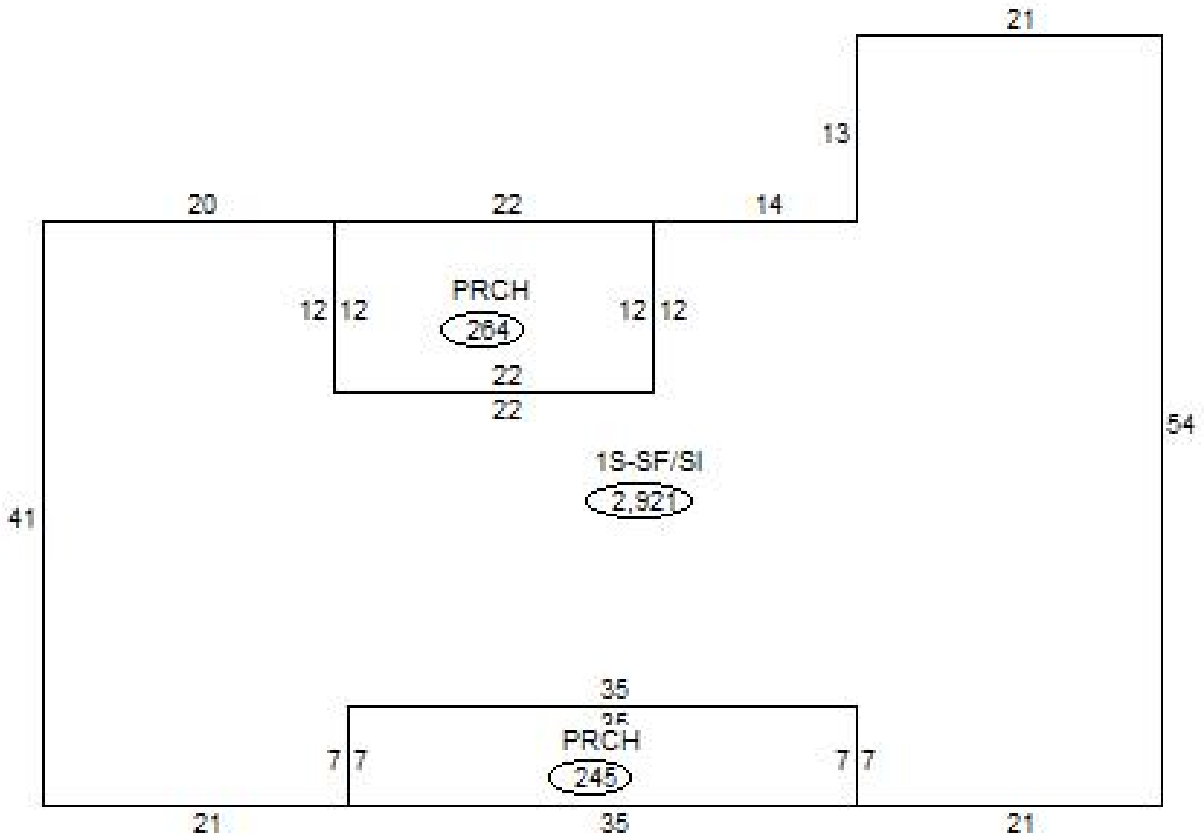
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,921	1.000	2,921
2	M	PRCH		20	PRCH	245	1.000	245
3	M	PRCH		20	PRCH	264	1.000	264
Total Building Area						2,921		2,921



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x72x14	Concrete	Formed Metal	4,320
	Qual 3	Cond 3	Year 2024	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (24.58 x 4,320)	106,186	106,186	3,186	103,000



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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
							0	0	0	0
Totals						0.000			0	0
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80				224	224	0	0
IMP PST Totals						0.000			0	0
Total Agland						0.000			0	0