



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:53:08  
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Assessment Data					Primary Image				
Account	660106802				No Image On File				
Parcel ID	22N16E-22-4-00000-001-0000								
Cadastral ID	22-22-16-02210								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	338320								
WILLHOITE, EVAN BROOKS									
13503 E 450 RD CLAREMORE OK 74017-0000									
<b>Parcel Location</b>									
Situs	13503 E 450 RD								
Subdivision									
Lot/Block	/	Parcel Size	21.88 - Acres						
Sec/Twn/Rng	22 / 22 / 16 / 4								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.36638609 -95.58546949									
TR DESC 2022-005930 AS BEG SW/C SW SE; N 595.03'; E 543'; N62 08E 880.88'; S 1027.80'; W 1320' TO POB.					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
					S22	SPLIT	05/2022	09/2022	
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	WILLHOITE, RONALD E JR &	04/01/2022		0 4
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap		Land Value	2,406	2,406	11%	265	Assessed	6,001	614.09
Year Frozen		Improvements	22,958	18,005		1,981	Penalty	0	
Uncapped Value	0	Mobile Home	34,466	34,135		3,755	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	59,830	54,546		6,001	Total Taxable	5,001	526.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106802	WILLHOITE, EVAN BROOKS			11	56,513	1000	4,826	508.00
2024	2024-660106802	WILLHOITE, EVAN BROOKS			11	51,416	1000	4,657	492.00
2023	2023-660106802	WILLHOITE, EVAN BROOKS			11	51,398	1000	4,654	501.00
2022	2022-660106802	WILLHOITE, EVAN BROOKS			11	2,406	0	265	28.00



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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	-	<b>GRM Approach</b>						
Adjustments	-	GRM Code	-					
Lot Value	-	Gross Rent	0.00					
<b>Residential Data</b>		Indicated Value	-					
Type	-	<b>Multiple Regression</b>						
Condition	-	MRA Code	-					
Quality	-	Adjusted R	-					
Architecture	-	Indicated Value	-					
Style	-	<b>Direct Comparables</b>						
Exterior Wall	-	Selection Model	1 Res					
Base/Total Area	/	Adjustment Model	A2 AO Test					
Style	-	Comparables	-					
HVAC	-	Indicated Value	-					
Roof Cover	-	<b>Value Reconciliation</b>						
Area on Slab	-	Selected Approach	Cost Approach					
Fixture/RghIn	/	Improvements	-					
Bed/F/H Bath	//	Lot Value	-					
Basement Area	-	Indicated Value	0.00 Per SqFt					
Garage Type	-	Agland Value	2,406					
Remodel	-	Site Improvements	-					
Year/Eff Age	/	Total Value	2,406 0.00 Total Value Per SqFt					
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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		<b>GRM Approach</b>	
Type	6 Mobile Home 44 x 28	GRM Code	
Condition	2.5 - Fair	Gross Rent	0.00
Quality	2.7 - Fair	Indicated Value	
Architecture		<b>Multiple Regression</b>	
Style	100% Double Wide	MRA Code	
Exterior Wall	100% Frame, Siding, Vinyl	Adjusted R	
Base/Total Area	1,232 / 1,232	Indicated Value	
Style	100% Double Wide	<b>Direct Comparables</b>	
HVAC	100% Warmed & Cooled Air	Selection Model	1 Res
Roof Cover	1 Composition Shingle	Adjustment Model	A2 AO Test
Area on Slab	0	Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	<b>Value Reconciliation</b>	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	34,466
Remodel		Lot Value	
Year/Eff Age	1998 / 25	Indicated Value	34,466
<b>Cost Approach</b>		Agland Value	27.98 Per SqFt
Manual : 01/2025		Site Improvements	22,958
Base Cost	56.03	Total Value	57,424
Roofing Adj	+ 2.65		46.61 Total Value Per SqFt
Subfloor Adj	+ 0.00		
Heat/Cool Adj	+ 3.43		
Plumbing Adj	+ 7.83		
Basement Adj	+ 0.00		
Adj Base Cost	= 69.94		
Total Area	x 1,232		
Adjusted Cost	= 86,166		
Total Misc Impr	+ 0		
Garage Cost	+ 0		
Total RCN	= 86,166		
Depreciation ( 60%)	- 51,700		
Lump Sums	+ 0		
RCNLD	= 34,466		
Lot Value	+ 34,466		
Indicated Value	= 34,466		
Value Per SqFt	27.98		
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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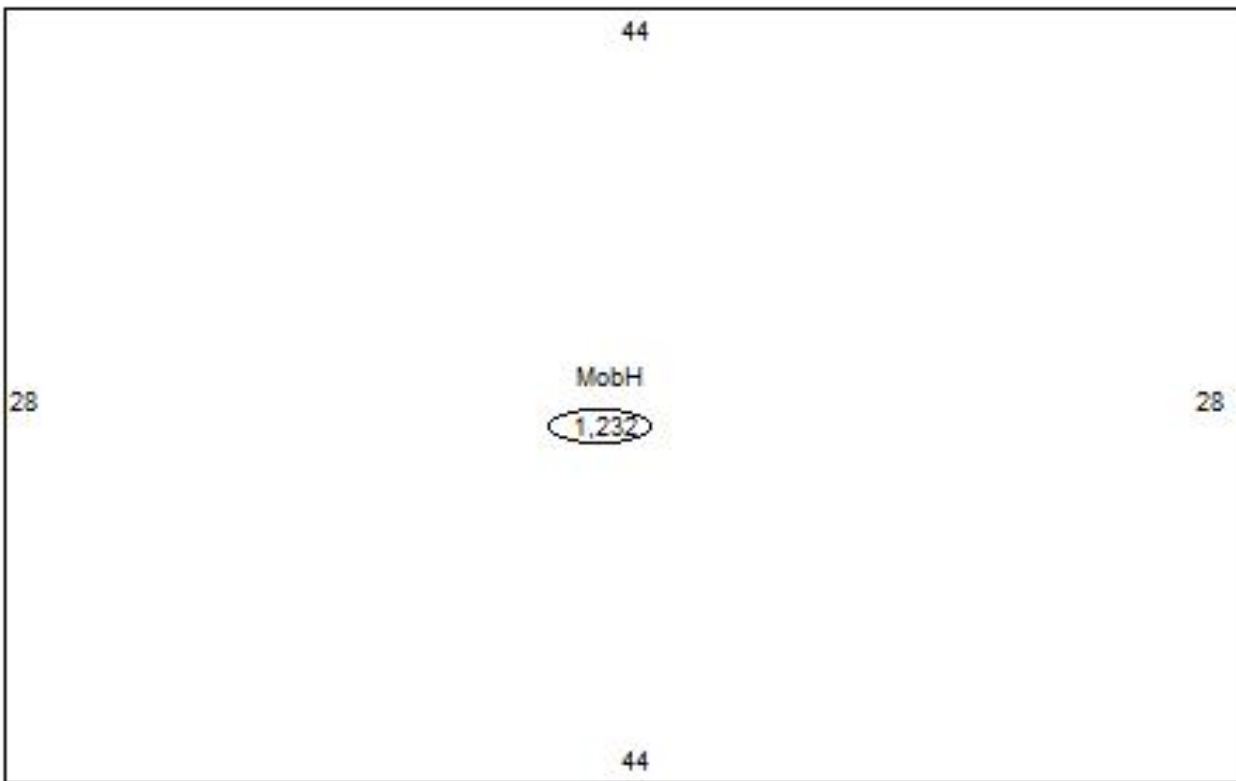
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	MobH	1,232	1.000	1,232
<b>Total Building Area</b>						1,232		1,232



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	20x30x0		Formed Metal	600	
	Qual	1	Cond 3	Year	2023	Eff Age 2	
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.40 x 600)	18,240		18,240	547	17,693
	MS	MECH SHED	30x30x0			900	
	Qual		Cond	Year	Eff Age		
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.85 x 900)	5,265		5,265		5,265



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			8.880	92	92	815	815
<b>TMBR Totals</b>						8.880			815	815
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			13.000	122	122	1,591	1,591
<b>NTV PST Totals</b>						13.000			1,591	1,591
<b>Total Agland</b>						21.880			2,406	2,406