



# 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	660108621				<p>660108621_001.JPG 12/15/2025</p>				
Parcel ID	21N17E-15-4-00000-005-0000								
Cadastral ID	15-21-17-00140								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	348817								
WHARTON JOINT REVOCABLE TRUST									
21230 S 4230 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21230 S 4230 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	15 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.30528256 -95.47246781									
Building Permits									
N2 N2 SE NE NE									
Number	Description		Opened	Closed	Amount				
S23	S24 SPLIT		12/2023	04/2024					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	WHARTON, JERRY D & LAURA L	10/05/2025	0	4
					/	DAKE PROPERTIES INC	04/11/2024	319,000	YES
					/	DAKE PROPERTIES INC	10/27/2023	0	4
					/	VANCE, JOHN T-TRUST	10/20/2023	77,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2025	Land Value	89,095	89,095	11%	9,800	Assessed	44,461	4,371.41
Year Frozen		Improvements	315,935	315,104		34,661	Penalty	0	
Uncapped Value	75,629	Mobile Home	0	0	0	Exemption	1,000	-88.00	
TIF Project ID	0	Total Value	405,030	404,199	44,461	Total Taxable	43,461	4,283.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108621	WHARTON, JERRY D & LAURA L	94	319,000	1000	34,090	3,362.00		
2024	2024-660108621	WHARTON, JERRY D & LAURA L	94	38,877	0	4,276	447.00		



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 108,900.00 x .42 = 45,738 <b>Factor Value</b> <b>Adjustments</b> 1.9479 <b>Lot Value</b> 89,095		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	85% Veneer, Masonry 15% Frame, Siding, Wood
<b>Base/Total Area</b>	1,659 / 1,659
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,659
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2024 / 2

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> <b>Adusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.45	<b>Total Misc Impr</b>	+ 7,075	<b>Roofing Adj</b>	+ 4.88	<b>Garage Cost</b>	+ 18,168
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 245,210	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 2%)</b>	- 4,904
<b>Plumbing Adj</b>	+ 6.93	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 240,306
<b>Adj Base Cost</b>	= 132.59	<b>Lot Value</b>	+ 89,095	<b>Total Area</b>	x 1,659	<b>Indicated Value</b>	= 329,401
		<b>Value Per SqFt</b>	198.55	<b>Adjusted Cost</b>	= 219,967		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	240,306		
<b>Lot Value</b>	89,095		
<b>Indicated Value</b>	329,401	198.55	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	75,629		
<b>Total Value</b>	405,030	244.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159956	5x5		25	26.85		671
PRCH	Slab Porch - Covered	159957	17x8		136	26.50		3,604
GENR	Generator - Residential Standby			1	1	2,800.00		2,800



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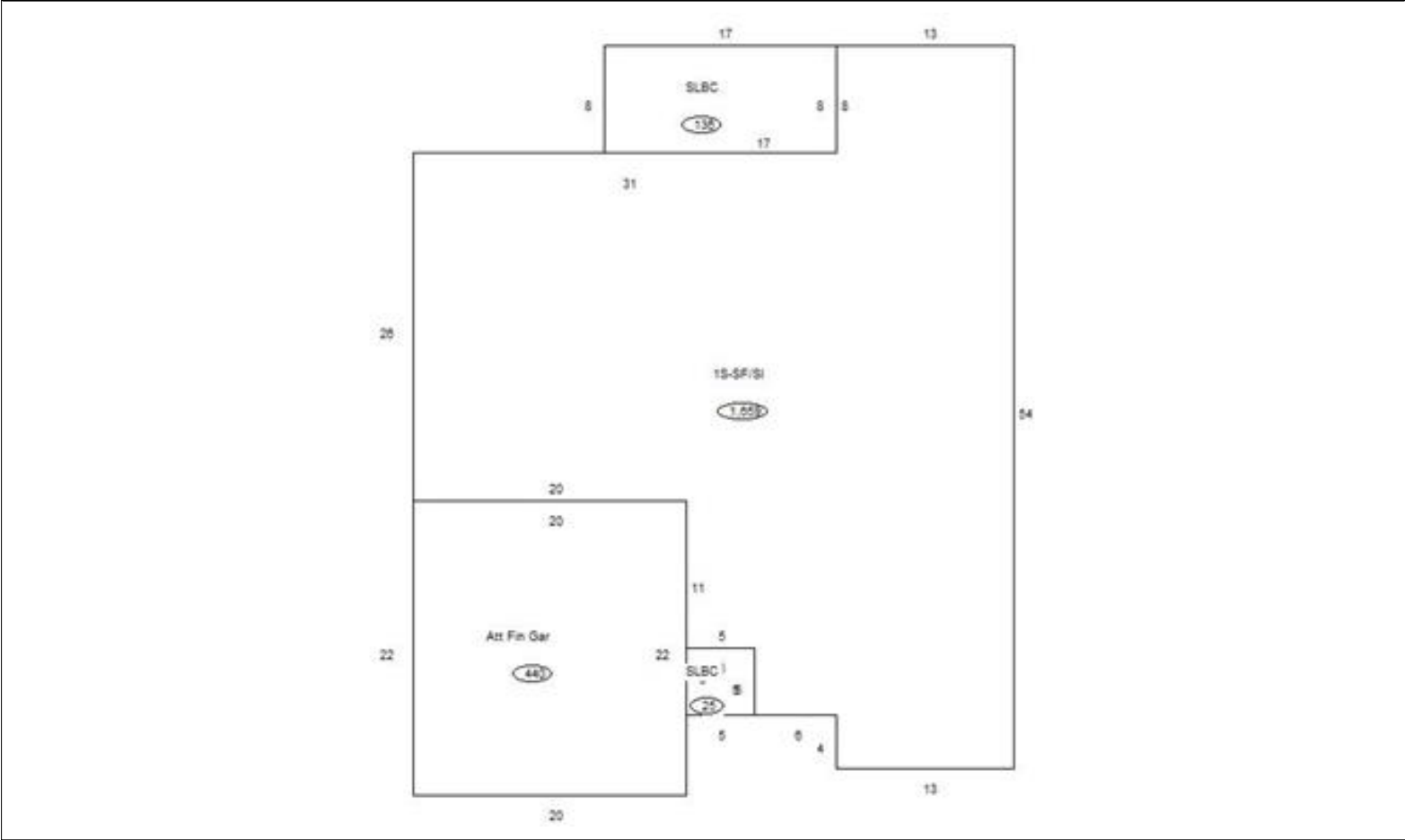
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,659	1.000	1,659
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	SLBC	25	1.000	25
4	M	PRCH		10	SLBC	136	1.000	136
<b>Total Building Area</b>						1,659		1,659



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	25x25x10	Concrete	Formed Metal	625
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	
	Base Cost (31.86 x 625)		19,913	19,913	199	19,714
	UTIL	Utility Building	24x50x14	Concrete		1,200
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	
	Base Cost (31.66 x 1,200)		37,992	37,992	380	37,612
	EQSL	Equipment Shelter	15x50x14	Concrete	Formed Metal	750
	Qual	2	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	
	Base Cost (24.65 x 750)		18,488	18,488	185	18,303