



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	660001670								
Parcel ID	23N16E-02-4-00000-000-0000								
Cadastral ID	02-23-16-00110								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	318189								
DUTTON, CINDY									
7790 S 4175 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	07790 S 4175 RD								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	2 / 23 / 16 / 4								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.49974480 -95.56964288									
Building Permits									
S 133' W2 SW NW SE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2547/616	BAKER, ALAN WAYNE &	04/20/2016	34,500	12
					2068/694	SIMS, JOHNEY LEE	11/09/2009	12,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2017	Land Value	31,296	14,608	11%	1,607	Assessed	8,777	840.31
Year Frozen	0	Improvements	128,718	65,181		7,170	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-82.00
TIF Project ID	0	Total Value	160,014	79,789		8,777	Total Taxable	7,777	758.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001670	DUTTON, CINDY	71	171,987	1000	7,521	733.00		
2024	2024-660001670	DUTTON, CINDY	71	146,948	1000	7,273	723.00		
2023	2023-660001670	DUTTON, CINDY	71	114,257	1000	7,032	706.00		
2022	2022-660001670	DUTTON, CINDY	71	113,614	1000	6,799	688.00		
2021	2021-660001670	DUTTON, CINDY	71	114,334	1000	6,571	671.00		
2020	2020-660001670	DUTTON, CINDY	71	56,093	1000	5,091	530.00		
2019	2019-660001670	DUTTON, CINDY	71	53,761	1000	4,914	520.00		
2018	2018-660001670	DUTTON, CINDY	71	58,915	1000	5,481	572.00		
2017	2017-660001670	DUTTON, CINDY	71	58,447	1000	5,430	573.00		
2016	2016-660001670	DUTTON, CINDY	71	46,703	1000	4,138	448.00		
2015	2015-660001670	BAKER, ALAN WAYNE &	71	46,115	0	5,073	522.00		
2014	2014-660001670	BAKER, ALAN WAYNE &	71	53,170	0	4,848	514.00		
2013	2013-660001670	BAKER, ALAN WAYNE &	71	51,947	0	4,617	483.00		



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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9979		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,467.00 x .72 = 31,296		
Factor Value			
Adjustments	1.0000		
Lot Value	31,296		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,556 / 1,556
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	720 Carport - Gable Roof
Remodel	RMA -
Year/Eff Age	1971 / 25

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	178,367 114.63 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	128,718
Lot Value	31,296
Indicated Value	160,014 102.84 Per SqFt
Agland Value	
Site Improvements	
Total Value	160,014 102.84 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.39	Total Misc Impr	+ 0				
Roofing Adj	+ 5.15	Garage Cost	+ 5,715				
Subfloor Adj	+ 1.13	Total RCN	= 181,465				
Heat/Cool Adj	+ 5.46	Depreciation (34%)	- 61,698				
Plumbing Adj	+ 5.81	Lump Sums	+ 8,951				
Basement Adj	+ 0.00	RCNLD	= 128,718				
Adj Base Cost	= 112.95	Lot Value	+ 31,296				
Total Area	x 1,556	Indicated Value	= 160,014				
Adjusted Cost	= 175,750	Value Per SqFt	102.84				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	4499	22x8		176	37.71		6,637
WODC	Wood Deck - Covered	166613	8x6		48	48.20		2,314



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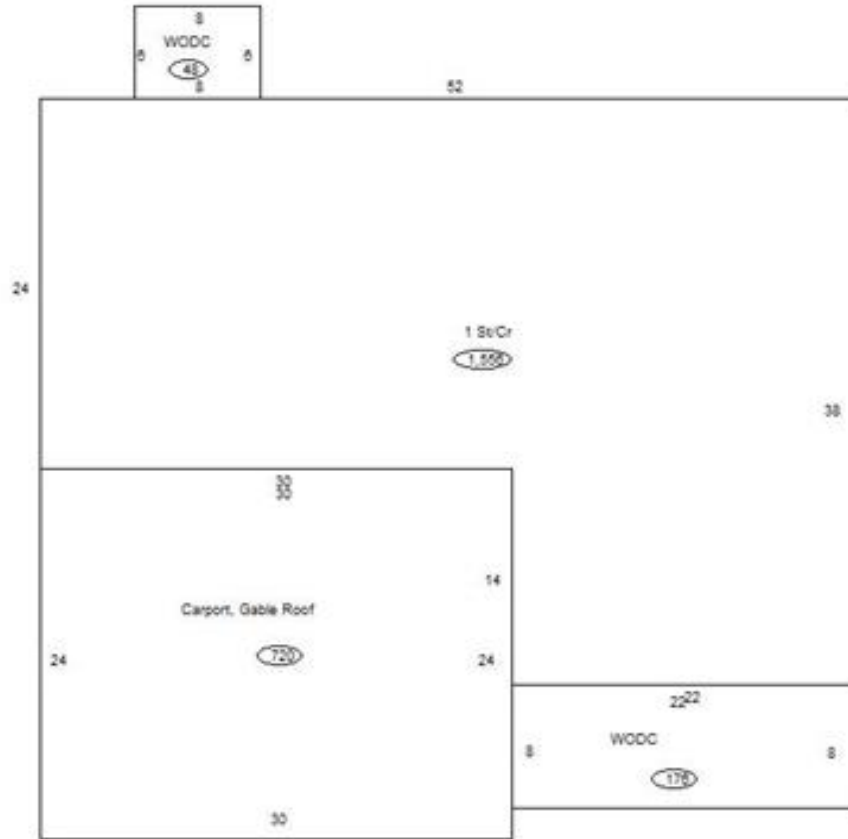
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,556	1.000	1,556
2	M	WODC		10	WODC	176	1.000	176
3	G	3		10	Carport, Gable Roof	720	1.000	720
4	M	WODC		10	WODC	48	1.000	48
Total Building Area						1,556		1,556



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
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STF	STG FAIR		0x0x0			
Qual	2	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)					

STF	STG FAIR		0x0x0			
Qual	2	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)					