



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:25:05  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660003128 <b>Parcel ID</b> 000000-00-0-10435-005-0005 <b>Cadastral ID</b> 04-21-16-03100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 341858 DURMAN, DARLENE  1501 N CHOCTAW AVE CLAREMORE OK 74017-3111  <b>Parcel Location</b> <b>Situs</b> 01501 N CHOCTAW AVE <b>Subdivision</b> STONEGATE <b>Lot/Block</b> 0005 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0064.JPG 4/6/2023</p>														
<b>Legal Description</b> Lot/Long: 36.32371517 -95.60226222																			
LOT 5 BLOCK 5 STONEGATE					<b>Building Permits</b> <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					
Number	Description	Opened	Closed	Amount															
<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	No	1,000		/	HIX, ANN MARIE	06/23/2023	295,000	YES										
					/	HIX, JAMES OFALLEN	03/05/2019	0	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2024		<b>Land Value</b>	121,927	121,927	11%	13,412	<b>Assessed</b>	32,622 3,015.25										
Year Frozen	0		<b>Improvements</b>	174,634	174,634		19,210	<b>Penalty</b>	0										
Uncapped Value	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0 0.00										
TIF Project ID	0		<b>Total Value</b>	296,561	296,561		32,622	<b>Total Taxable</b>	32,622 3,015.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660003128	DURMAN, DARLENE			17	290,990	0	32,009	2,959.00										
2024	2024-660003128	DURMAN, DARLENE			17	295,339	0	32,487	3,002.00										
2023	2023-660003128	DURMAN, DARLENE			17	180,882	1000	17,119	1,568.00										
2022	2022-660003128	HIX, ANN MARIE			17	159,921	1000	16,591	1,536.00										
2021	2021-660003128	HIX, ANN MARIE			17	168,073	1000	17,488	1,544.00										
2020	2020-660003128	HIX, ANN MARIE			17	165,463	1000	17,156	1,571.00										
2019	2019-660003128	HIX, ANN MARIE			17	160,252	1000	16,628	1,540.00										
2018	2018-660003128	HIX, JAMES OFALLEN			17	167,292	1000	17,402	1,608.00										
2017	2017-660003128	HIX, JAMES OFALLEN			17	165,834	1000	17,242	1,584.00										
2016	2016-660003128	HIX, JAMES OFALLEN			17	161,922	1000	16,811	1,578.00										
2015	2015-660003128	HIX, JAMES OFALLEN			17	160,651	1000	16,672	1,504.00										
2014	2014-660003128	HIX, JAMES OFALLEN			17	161,940	1000	16,408	1,522.00										
2013	2013-660003128	HIX, JAMES OFALLEN			17	156,212	1000	15,902	1,455.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:25:06  
Page 2

Lot Data		Square-Foot - NBHD 1172 #1		Primary Image					
Lot Size									
Lot Count	1								
Units Buildable	15750								
Non-Ag Acres	0.3091								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY	0							
		0							
Method	Square-Foot								
Base Lot Value	13,463.00 x 5.06 = 68,066			<p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0064.JPG 4/6/2023</p>					
Factor Value					<b>GRM Approach</b>				
Adjustments	1.7913				<p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>				
Lot Value	121,927				<b>Multiple Regression</b>				
<b>Residential Data</b>				<p>MRA Code 1 Test</p> <p>Adusted R 0.8445</p> <p>Indicated Value 239,686 109.55 Per SqFt</p>					
Type	1 Single Family Residence			<b>Direct Comparables</b>					
Condition	3 - Average			<p>Selection Model A Adam Test</p> <p>Adjustment Model 1 2022 Residential</p> <p>Comparables 8</p> <p>Indicated Value 218,310 Per SqFt</p>					
Quality	3 - Average			<b>Value Reconciliation</b>					
Architecture				<p>Selected Approach Cost Approach</p> <p>Improvements 167,134</p> <p>Lot Value 121,927</p> <p>Indicated Value 289,061 132.11 Per SqFt</p> <p>Agland Value</p> <p>Site Improvements 7,500</p> <p>Total Value 296,561 135.54 Total Value Per SqFt</p>					
Style	100% One Story								
Exterior Wall	100% Veneer, Masonry								
Base/Total Area	2,188 / 2,188								
Style	100% One Story								
HVAC	100% Warmed & Cooled Air								
Roof Cover	4 Metal, Preformed								
Area on Slab	2,188								
Fixture/RghIn	10 /								
Bed/F/H Bath	3 / 2.5 /								
Basement Area									
Garage Type	588 Attached Garage - Unfinished 2 Stalls								
Remodel									
Year/Eff Age	1971 / 41								
<b>Cost Approach</b>		<b>Manual : 01/2025</b>							
Base Cost	105.25	Total Misc Impr	+ 18,145						
Roofing Adj	+ 5.41	Garage Cost	+ 18,057						
Subfloor Adj	+ -2.19	Total RCN	= 315,347						
Heat/Cool Adj	+ 12.64	Depreciation ( 47%)	- 148,213						
Plumbing Adj	+ 6.47	Lump Sums	+ 0						
Basement Adj	+ 0.00	RCNLD	= 167,134						
Adj Base Cost	= 127.58	Lot Value	+ 121,927						
Total Area	x 2,188	Indicated Value	= 289,061						
Adjusted Cost	= 279,145	Value Per SqFt	132.11						
<b>Miscellaneous Improvements</b>									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615	
PRCH	SLAB PORCH - COVERED	7957		204	204	26.29		5,363	
PRCH	SLAB PORCH - COVERED	7958		172	172	26.39		4,539	
PATO	SLAB PORCH - OPEN	144921		292	292	9.00		2,628	



# Rogers

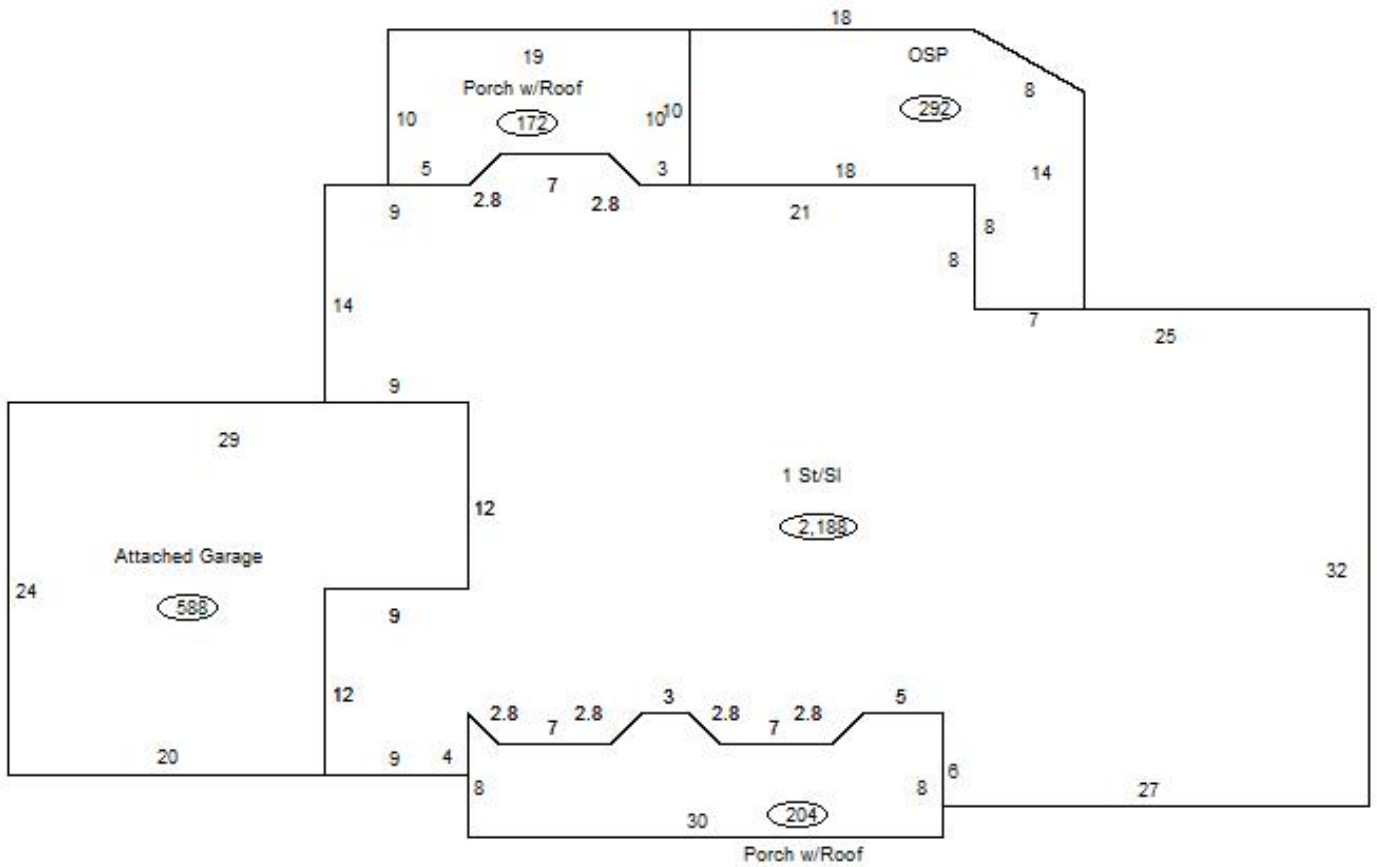
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:25:06  
 Page 3

Sketch Image

660003128



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,188	1.000	2,188
2	G	1		13	Attached Garage	588	1.000	588
3	M	PRCH		13	SLBC	204	1.000	204
4	M	PRCH		13	SLBC	172	1.000	172
5	M	PATO		13	Open Slab	292	1.000	292
<b>Total Building Area</b>						<b>2,188</b>		<b>2,188</b>



# Rogers

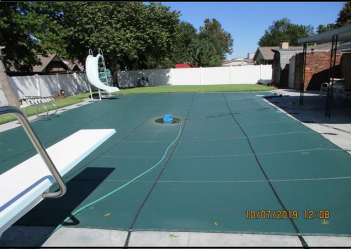


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:25:06  
 Page 4

660003128

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (70% Phys/ % Func)</b> 17,500	<b>RCNLD</b> 7,500
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>