



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:28:18
Page 1

Assessment Data					Primary Image																																																	
Account 660004252 Parcel ID 000000-00-0-10515-004-0011 Cadastral ID 05-21-16-08030 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 257856 CHESNY, EDWARD J JR & DIANA L DASKALOS CHESNY 2023 VALLEY VIEW DR CLAREMORE OK 74017-0000																																																						
Parcel Location Situs 02023 VALLEY VIEW DR Subdivision WILL ROGERS HGTS II Lot/Block 0011 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.33173468 -95.62983632					Building Permits																																																	
LOT 11 BLOCK 4 WILL ROGERS HGTS II					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	919/750	FARRIS, JACK D	06/18/1993	125,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 89,982</td> <td>35,179</td> <td>11%</td> <td>3,870</td> <td>Assessed</td> <td>24,198</td> <td>2,236.62</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 238,675</td> <td>184,802</td> <td></td> <td>20,328</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 328,657</td> <td>219,981</td> <td></td> <td>24,198</td> <td>Total Taxable</td> <td>23,198</td> <td>2,144.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 89,982	35,179	11%	3,870	Assessed	24,198	2,236.62	Year Frozen	0	Improvements 238,675	184,802		20,328	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 328,657	219,981		24,198	Total Taxable	23,198	2,144.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004252	CHESNY, EDWARD J JR &	17	325,040	1000	22,493	2,079.00																																															
2024	2024-660004252	CHESNY, EDWARD J JR &	17	323,703	1000	21,808	2,015.00																																															
2023	2023-660004252	CHESNY, EDWARD J JR &	17	203,555	1000	21,145	1,937.00																																															
2022	2022-660004252	CHESNY, EDWARD J JR &	17	195,452	1000	20,500	1,898.00																																															
2021	2021-660004252	CHESNY, EDWARD J JR &	17	205,191	1000	21,571	1,905.00																																															
2020	2020-660004252	CHESNY, EDWARD J JR &	17	206,865	1000	21,268	1,948.00																																															
2019	2019-660004252	CHESNY, EDWARD J JR &	17	196,537	1000	20,619	1,910.00																																															
2018	2018-660004252	CHESNY, EDWARD J JR &	17	208,105	1000	21,892	2,023.00																																															
2017	2017-660004252	CHESNY, EDWARD J JR &	17	206,310	1000	21,662	1,989.00																																															
2016	2016-660004252	CHESNY, EDWARD J JR &	17	200,723	1000	21,002	1,971.00																																															
2015	2015-660004252	CHESNY, EDWARD J JR &	17	194,189	1000	20,361	1,836.00																																															
2014	2014-660004252	CHESNY, EDWARD J JR &	17	199,631	1000	20,225	1,875.00																																															
2013	2013-660004252	CHESNY, EDWARD J JR &	17	187,336	1000	19,607	1,794.00																																															



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Date 04/17/2026
 Time 03:28:18
 Page 2

Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.5821		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	25,358.00 x 3.55 = 89,982		
Factor Value			
Adjustments	1.0000		
Lot Value	89,982		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Stucco
Base/Total Area	1,358 / 3,032
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,358
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	604 Built-In Garage 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	379,266 125.09 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	105,870 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	238,675
Lot Value	89,982
Indicated Value	328,657 108.40 Per SqFt
Agland Value	
Site Improvements	
Total Value	328,657 108.40 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.64	Total Misc Impr	+ 11,889
Roofing Adj	+ 2.94	Garage Cost	+ 23,985
Subfloor Adj	+ -2.31	Total RCN	= 411,508
Heat/Cool Adj	+ 16.31	Depreciation (42%)	- 172,833
Plumbing Adj	+ 8.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 238,675
Adj Base Cost	= 123.89	Lot Value	+ 89,982
Total Area	x 3,032	Indicated Value	= 328,657
Adjusted Cost	= 375,634	Value Per SqFt	108.40

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PATO	SLAB PORCH - OPEN	115611		343	343	10.98		3,766
RSPC	RAISED SLAB PORCH - COVERED	115612		5x3	15	58.57		879



Rogers

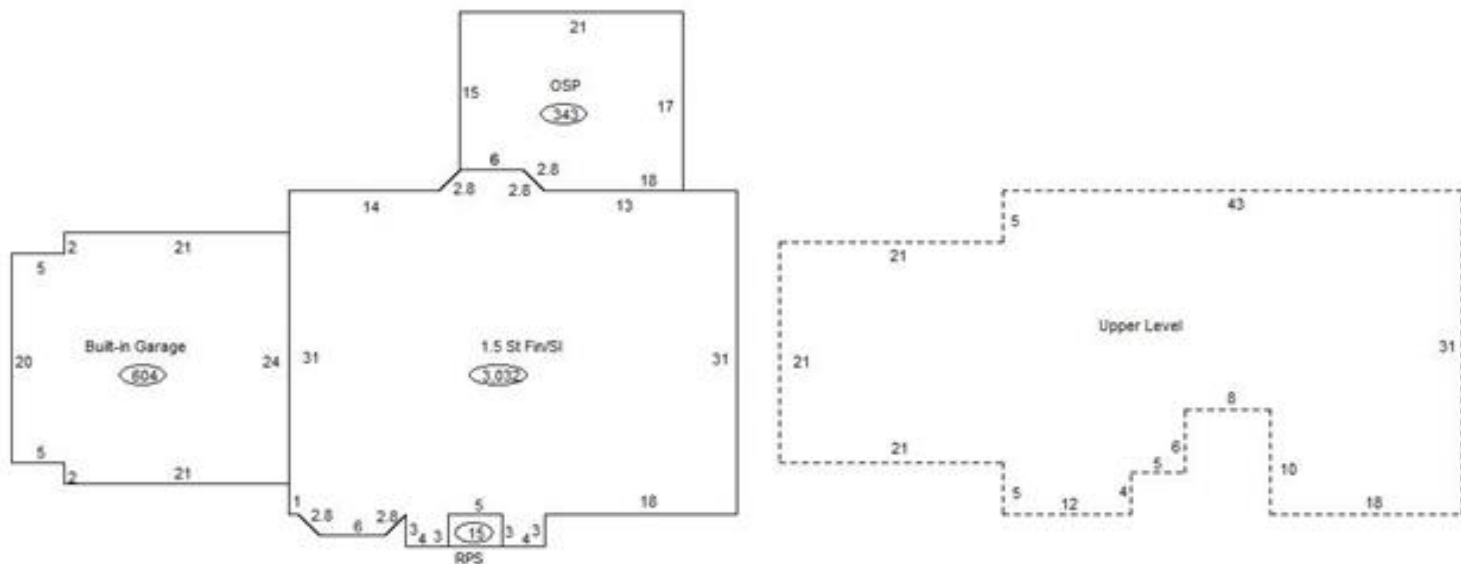
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Date 04/17/2026
 Time 03:28:18
 Page 3

Sketch Image

660004252



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,358	2.233	3,032
2	U	^UL		13	Upper Level	1,674	1.000	1,674
3	G	8		13	Built-in Garage	604	1.000	604
4	M	PATO		13	Open Slab	343	1.000	343
5	M	RSPC		13	Porch	15	1.000	15
Total Building Area						1,358		3,032