



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:25:45
Page 1

Assessment Data					Primary Image				
Account	660011985				<p>\\tsclient\A\TOMMY DUNLAP\New folder (227)\IMG_0079.JPG 7/11/2023</p>				
Parcel ID	21N16E-11-3-00000-000-0000								
Cadastral ID	11-21-16-01700								
Property Type	REAL - Real Property								
Property Class	RCL	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	319653								
NEELY, DARLENE TRUST									
1808 HILLCREST RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	14511 E HWY 20								
Subdivision									
Lot/Block	/	Parcel Size .82 - Acres							
Sec/Twn/Rng	11 / 21 / 16 / 3								
Neighborhood	5001 - TASC 2016								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.30761310 -95.57090953									
W 150' OF S 240' OF E 350' OF SE SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
C20-000029	R21-REMODEL AFTER FIRE	07/2020	10/2020						
R18	R18-MEASURE HOUSE THAT WAS LO:	11/2016	01/2017						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2582/445	NEELY, CHARLES ROBERT	09/29/2016	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2002	Land Value	16,400	16,400	11%	1,804	Assessed	48,936	4,064.13
Year Frozen	0	Improvements	635,371	428,465		47,132	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	651,771	444,865		48,936	Total Taxable	48,936	4,064.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660011985	NEELY, DARLENE TRUST			5	639,593	0	46,605	3,871.00
2024	2024-660011985	NEELY, DARLENE TRUST			5	403,506	0	44,386	3,704.00
2023	2023-660011985	NEELY, DARLENE TRUST			5	568,791	0	43,209	3,598.00
2022	2022-660011985	NEELY, DARLENE			5	559,410	0	41,152	3,423.00
2021	2021-660011985	NEELY, DARLENE			5	459,382	0	39,192	3,325.00
2020	2020-660011985	NEELY, DARLENE			5	339,327	0	37,326	3,160.00
2019	2019-660011985	NEELY, DARLENE			5	458,706	0	50,458	4,370.00
2018	2018-660011985	NEELY, DARLENE			5	437,220	0	48,094	4,169.00
2017	2017-660011985	NEELY, DARLENE			5	436,019	0	47,962	3,912.00
2016	2016-660011985	NEELY, CHARLES ROBERT			5	290,674	0	31,974	2,727.00
2015	2015-660011985	NEELY, CHARLES ROBERT			5	290,674	0	31,974	2,701.00
2014	2014-660011985	NEELY, CHARLES ROBERT			5	290,674	0	31,974	2,744.00
2013	2013-660011985	NEELY, CHARLES ROBERT			5	290,674	0	31,974	2,785.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:25:45
Page 2

Lot Data		Primary Image																																													
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value		<p>\\tsclient\A\TOMMY DUNLAP\New folder (227)\IMG_0079.JPG 7/11/2023</p>																																													
Residential Data																																															
Type	1 Single Family Residence	<table border="1"> <thead> <tr> <th colspan="2">GRM Approach</th> </tr> </thead> <tbody> <tr> <td>GRM Code</td> <td></td> </tr> <tr> <td>Gross Rent</td> <td>0.00</td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> <tr> <th colspan="2">Multiple Regression</th> </tr> <tr> <td>MRA Code</td> <td></td> </tr> <tr> <td>Adjusted R</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> <tr> <th colspan="2">Direct Comparables</th> </tr> <tr> <td>Selection Model</td> <td>1 Res</td> </tr> <tr> <td>Adjustment Model</td> <td>A2 AO Test</td> </tr> <tr> <td>Comparables</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> <tr> <th colspan="2">Value Reconciliation</th> </tr> <tr> <td>Selected Approach</td> <td>Cost Approach</td> </tr> <tr> <td>Improvements</td> <td>134,309</td> </tr> <tr> <td>Lot Value</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>134,309</td> </tr> <tr> <td>Agland Value</td> <td>52.79 Per SqFt</td> </tr> <tr> <td>Site Improvements</td> <td></td> </tr> <tr> <td>Total Value</td> <td>134,309</td> </tr> <tr> <td></td> <td>52.79 Total Value Per SqFt</td> </tr> </tbody> </table>		GRM Approach		GRM Code		Gross Rent	0.00	Indicated Value		Multiple Regression		MRA Code		Adjusted R		Indicated Value		Direct Comparables		Selection Model	1 Res	Adjustment Model	A2 AO Test	Comparables		Indicated Value		Value Reconciliation		Selected Approach	Cost Approach	Improvements	134,309	Lot Value		Indicated Value	134,309	Agland Value	52.79 Per SqFt	Site Improvements		Total Value	134,309		52.79 Total Value Per SqFt
GRM Approach																																															
GRM Code																																															
Gross Rent	0.00																																														
Indicated Value																																															
Multiple Regression																																															
MRA Code																																															
Adjusted R																																															
Indicated Value																																															
Direct Comparables																																															
Selection Model	1 Res																																														
Adjustment Model	A2 AO Test																																														
Comparables																																															
Indicated Value																																															
Value Reconciliation																																															
Selected Approach	Cost Approach																																														
Improvements	134,309																																														
Lot Value																																															
Indicated Value	134,309																																														
Agland Value	52.79 Per SqFt																																														
Site Improvements																																															
Total Value	134,309																																														
	52.79 Total Value Per SqFt																																														
Condition	2 - Fair																																														
Quality	2 - Fair																																														
Architecture																																															
Style	100% 1 1/2 Story Finished																																														
Exterior Wall	100% Frame, Siding, Vinyl																																														
Base/Total Area	1,920 / 2,544																																														
Style	100% 1 1/2 Story Finished																																														
HVAC	50% Warmed & Cooled Air 50% Forced Air Furnac																																														
Roof Cover	1 Composition Shingle																																														
Area on Slab	0																																														
Fixture/RghIn	/																																														
Bed/F/H Bath	3 / 2.0 /																																														
Basement Area																																															
Garage Type																																															
Remodel																																															
Year/Eff Age	1987 / 39																																														
Cost Approach		Manual : 01/2025																																													
Base Cost	71.33	Total Misc Impr	+ 0																																												
Roofing Adj	+ 2.85	Garage Cost	+ 0																																												
Subfloor Adj	+ 1.83	Total RCN	= 241,680																																												
Heat/Cool Adj	+ 15.31	Depreciation (50%)	- 120,840																																												
Plumbing Adj	+ 3.68	Lump Sums	+ 13,469																																												
Basement Adj	+ 0.00	RCNLD	= 134,309																																												
Adj Base Cost	= 95.00	Lot Value	+ 134,309																																												
Total Area	x 2,544	Indicated Value	= 134,309																																												
Adjusted Cost	= 241,680	Value Per SqFt	52.79																																												

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	131097	22x12		264	29.34		7,746
WODO	WOOD DECK - OPEN	131098	27x14		378	15.14		5,723



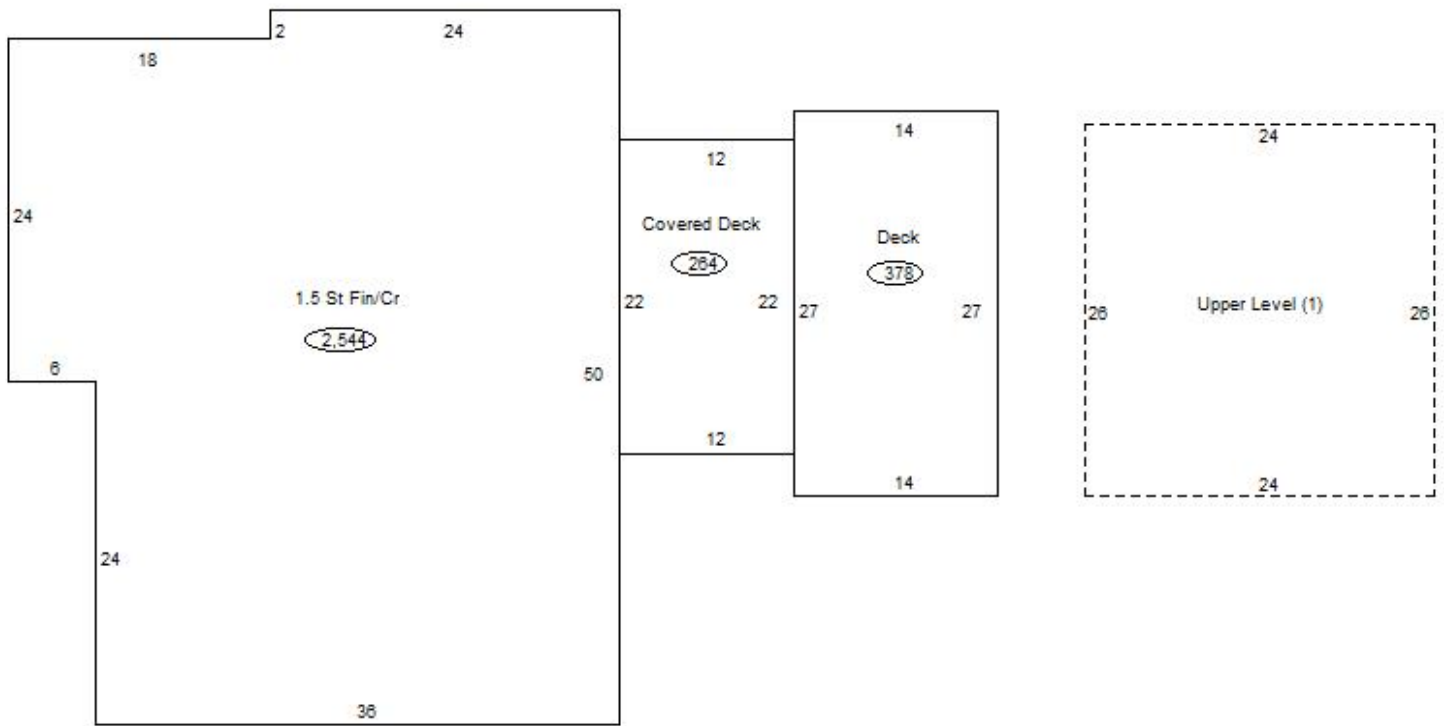
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:25:45
 Page 3

Sketch Image

660011985



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,920	1.325	2,544
2	M	WODC		13	WODC	264	1.000	264
3	M	WODO		13	WODO	378	1.000	378
4	U	^UL		13	Upper Level (1)	624	1.000	624
Total Building Area						1,920		2,544



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:25:45
 Page 4

Lot Data		Primary Image		
Lot Size	x			
Lot Count				
Units Buildable				
Non-Ag Acres				
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	35,719.00 x 1.25 =			44,649
Factor Value	0			
Adjustments	36.73%			
Lot Value	16,400			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1030731	
Total Building Area	8,600	Image Date	8/14/2023	
Total Base Value	600,170	Name	IMG_0004.JPG	
Modifier Value		Description	REVAL 2024	
Misc Improvements				
Replacement Cost New	600,170			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	456,129			
Economic Depreciation				
RCNLD (All Sources)	456,129			
Depreciated Improvements				
Outbuilding Value	44,933			
Total Improvement Value	501,062			
Land Value	16,400			
Cost Approach Value	517,462	60.17/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	179,242	
Miscellaneous Income		Land Value	16,400	
Effective Gross Income (EGI)		Total Appraised Value	517,462	
Total Expenses			60.17/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:25:45
Page 5

Account 660011985
Parcel ID 21N16E-11-3-00000-000-0000
Cadastral ID 11-21-16-01700

Tax Area Code 5
Property Class RCL
Owners Name NEELY, DARLENE TRUST

Building Data

Building ID 4019
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,000
Average Perimeter 300
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1998
Effective Age 14
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 42.54
Wall Cost 15.97
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 58.51
Total Area 5,000
Base RCN 292,550
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 292,550
Physical Depreciation 24%
Functional Depreciation
Total Depreciation 24% (70,212)
Total RCNLD 222,338
Lump Sums
Total Building Value 222,338 \$ 44.47 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:25:45
 Page 6

Account 660011985
 Parcel ID 21N16E-11-3-00000-000-0000
 Cadastral ID 11-21-16-01700

Tax Area Code 5
 Property Class RCL
 Owners Name NEELY, DARLENE TRUST

Building Data

Building ID 2426
 Building Sequence 2
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,600
 Average Perimeter 240
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 1993
 Effective Age 17
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 7 - Package Unit
 Roof Type
 Roof Cover

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Building Image



Image Information

Image Name IMG_0004.JPG
 Image Date 8/14/2023
 Image Name IMG_0004.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 48.60
 Wall Cost 19.72
 HVAC Cost 17.13
 Basement Cost 0.00
 Total Base Cost 85.45
 Total Area 3,600
 Base RCN 307,620
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 307,620
 Physical Depreciation 24%
 Functional Depreciation
 Total Depreciation 24% (73,829)
 Total RCNLD 233,791
 Lump Sums
 Total Building Value 233,791 \$ 64.94 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026

Time 23:25:45

Page 7

660011985

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	ASPHALT PAVING 3314SF	0x0x0			6,330
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 6,330)		6,330	1,583	4,747
	FLV	AL CANOPY 40X60	0x0x0			30,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 30,000)		30,000	7,500	22,500
	FLV	CS UNDER CNPY 40X60	0x0x0			13,824
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 13,824)		13,824	3,456	10,368
	FLV	CONC PAVING 2370SF	0x0x0			9,764
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 9,764)		9,764	5,858	3,906
	FLV	AL CNPY 14X6	0x0x0			4,550
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,550)		4,550	1,138	3,412
Total Site Improvement Value						44,933