



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:21:39
Page 1

Assessment Data					Primary Image									
Account	660013000													
Parcel ID	23N16E-12-4-00000-000-0000C													
Cadastral ID	12-23-16-00700													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE													
Name ID	26054													
DULANEY, C SUE														
TRUST														
15817 E 370 RD CLAREMORE OK 74017-3048														
Parcel Location														
Situs	15817 E 370 RD													
Subdivision														
Lot/Block	/	Parcel Size	45.35 - Acres											
Sec/Twn/Rng	12 / 23 / 16 / 4													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.48352848 -95.54545499														
S 1534.9' OF E2 SE LESS E 33' THEREOF														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1289/495	WALWORTH, SHERRY GAIL &	05/15/2001	41,000	No					
					1038/316	DULANEY, C SUE	07/25/1996	0	No					
					905/626	SELLER	01/18/1993	0	No					
					798/877			0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax						
Remove Cap	0	Land Value	2,193	2,193	11%	241	Assessed	24,959	2,389.57					
Year Frozen	0	Improvements	279,490	224,712		24,718	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	281,683	226,905		24,959	Total Taxable	23,959	2,307.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660013000	DULANEY, C SUE	71	241,976	1000	23,233	2,238.00							
2024	2024-660013000	DULANEY, C SUE	71	248,510	1000	22,527	2,211.00							
2023	2023-660013000	DULANEY, C SUE	71	207,652	1000	21,842	2,167.00							
2022	2022-660013000	DULANEY, C SUE	71	211,081	1000	21,837	2,179.00							
2021	2021-660013000	DULANEY, C SUE	71	201,556	1000	21,171	2,128.00							
2020	2020-660013000	DULANEY, C SUE	71	202,098	1000	21,024	2,136.00							
2019	2019-660013000	DULANEY, C SUE	71	194,380	1000	20,382	2,104.00							
2018	2018-660013000	DULANEY, C SUE	71	201,070	1000	21,118	2,159.00							
2017	2017-660013000	DULANEY, C SUE	71	199,028	1000	20,520	2,119.00							
2016	2016-660013000	DULANEY, C SUE	71	193,159	1000	19,894	2,087.00							
2015	2015-660013000	DULANEY, C SUE	71	186,483	1000	19,285	1,999.00							
2014	2014-660013000	DULANEY, C SUE	71	192,146	1000	18,694	1,999.00							
2013	2013-660013000	DULANEY, C SUE	71	179,794	1000	18,121	1,912.00							



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Date 04/16/2026
Time 23:21:39
Page 2

Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Rustic Log 30% Frame, Siding, Wood
Base/Total Area	2,547 / 2,963
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,547
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	440 Carport - Gable Roof
Remodel	
Year/Eff Age	1986 / 30

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	262,678		
Lot Value			
Indicated Value	262,678	88.65	Per SqFt
Agland Value	2,193		
Site Improvements	16,812		
Total Value	518,372	174.95	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.46	Total Misc Impr	+	13,670
Roofing Adj	+ 4.88	Garage Cost	+	7,059
Subfloor Adj	+ -3.86	Total RCN	=	375,696
Heat/Cool Adj	+ 15.98	Depreciation (37%)	-	139,007
Plumbing Adj	+ 4.33	Lump Sums	+	25,989
Basement Adj	+ 0.00	RCNLD	=	262,678
Adj Base Cost	= 119.80	Lot Value	+	
Total Area	x 2,963	Indicated Value	=	262,678
Adjusted Cost	= 354,967	Value Per SqFt		88.65

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,098.99		7,099
PRCH	SLAB PORCH - COVERED	31134	26x8		208	31.59		6,571
WODO	WOOD DECK - OPEN	31135	24x14		336	20.86	25%	5,257
WODO	WOOD DECK - OPEN	31136	142		142	30.67	30%	3,049
WODO	WOOD DECK - OPEN	31137	37x14		518	20.83	40%	6,474
WODC	WOOD DECK - COVERED	31138	12x9		108	57.34	6%	5,821
WODO	WOOD DECK - OPEN	31139	28x8		224	25.59	6%	5,388



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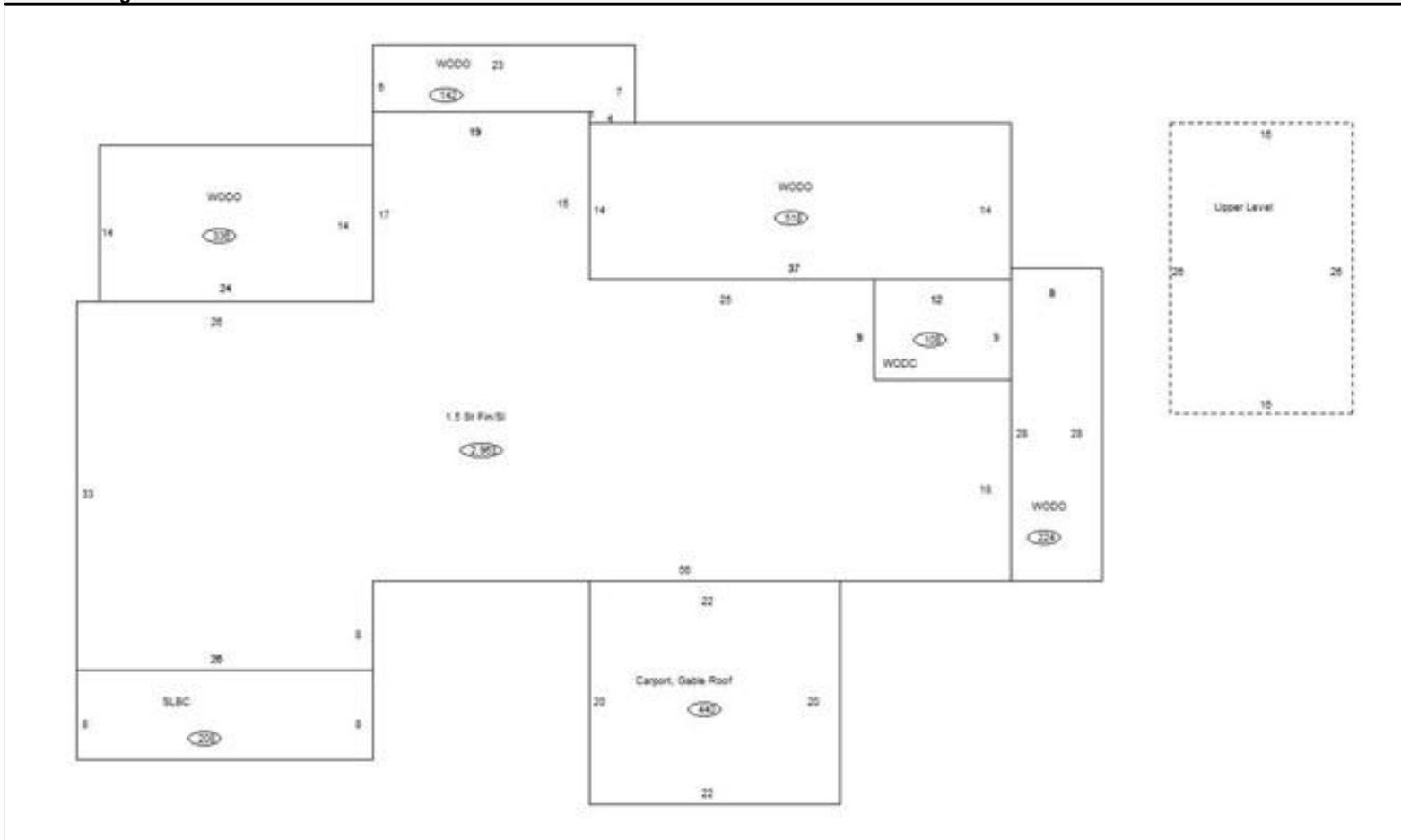
Date 04/16/2026

Time 23:21:39

Page 3

Sketch Image

660013000



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,547	1.163	2,963
2	G	3		10	Carport, Gable Roof	440	1.000	440
3	M	PRCH		10	SLBC	208	1.000	208
4	M	WODO		10	WODO	336	1.000	336
5	M	WODO		10	WODO	142	1.000	142
6	M	WODO		10	WODO	518	1.000	518
7	M	WODC		10	WODC	108	1.000	108
8	M	WODO		10	WODO	224	1.000	224
9	U	^UL		10	Upper Level	416	1.000	416
Total Building Area						2,547		2,963



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Date 04/16/2026
 Time 23:21:39
 Page 4

660013000

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	50x30x10	Dirt	Formed Metal	1,500
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary Base Cost (22.01 x 1,500) 33,015		Modifier Total	RCN 33,015	Depr (52% Phys/ % Func) 17,168	RCNLD 15,847
	LNT0	Lean To - Attached	28x14x8	Dirt	Formed Metal	392
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary Base Cost (9.85 x 392) 3,861		Modifier Total	RCN 3,861	Depr (75% Phys/ % Func) 2,896	RCNLD 965



Rogers

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Date 04/16/2026
Time 23:21:39
Page 5

Agland Inventory

660013000

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.528	122	122	65	65
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			3.621	54	54	196	196
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.090	108	108	10	10
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.576	168	168	265	265
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			1.633	192	192	313	313
SM	STRIP MINES	TMBR	10			22.799	18	18	410	410
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			7.748	121	121	934	934
W	WATER	TMBR	0			6.036	0	0	0	0
TMBR Totals						44.032			2,193	2,193
Total Agland						44.032			2,193	2,193