



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:28:12  
Page 1

Assessment Data					Primary Image				
Account	660013403								
Parcel ID	22N16E-13-3-00000-000-0000								
Cadastral ID	13-22-16-02000								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	296537								
CLEMMENS, DAVID WAYNE &									
MISTY MARIE									
15851 S HWY 66-D									
CLAREMORE OK 74017-2656									
Parcel Location									
Situs	15851 HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	9.56 - Acres						
Sec/Twn/Rng	13 / 22 / 16 / 3								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description									
Lat/Long: 36.38329037 -95.55389845									
E2 SW LESS NE NE SW E OF ELY ROW HY 66 LYING N & E OF A LINE DESC A S BEG; AT PT 777.1' E SW/C TH. NE ALG ELY ROW HY 1317 40' 90 DEG R T 208.7' 90 DEG RT TO PT WHICH IS 1015' N S/L E PAR S/L TO PT ON E/ L SW 1015' N SE/C LESS TR BEG 777. 1' W & 1317.40 NELY FRM SW/C SEC									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1805/190	CLEMMONS, GEORGE N	09/11/2006	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	0	Land Value	129,908	42,265	11%	4,649	Assessed	20,577	
Year Frozen	0	Improvements	181,456	144,795		15,928	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	311,364	187,060		20,577	Total Taxable	19,577	
								1,996.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013403	CLEMMENS, DAVID WAYNE &	75	312,904	1000	18,978	1,936.00		
2024	2024-660013403	CLEMMENS, DAVID WAYNE &	75	332,288	1000	18,395	1,887.00		
2023	2023-660013403	CLEMMENS, DAVID WAYNE &	75	240,624	1000	17,831	1,871.00		
2022	2022-660013403	CLEMMENS, DAVID WAYNE &	75	232,454	1000	17,282	1,851.00		
2021	2021-660013403	CLEMMENS, DAVID WAYNE &	75	230,447	1000	16,750	1,744.00		
2020	2020-660013403	CLEMMENS, DAVID WAYNE &	75	228,809	1000	16,233	1,754.00		
2019	2019-660013403	CLEMMENS, DAVID WAYNE &	75	202,957	1000	15,731	1,686.00		
2018	2018-660013403	CLEMMENS, DAVID WAYNE &	75	210,179	1000	15,243	1,642.00		
2017	2017-660013403	CLEMMENS, DAVID WAYNE &	75	208,726	1000	14,770	1,582.00		
2016	2016-660013403	CLEMMENS, DAVID WAYNE &	75	204,260	1000	14,311	1,531.00		
2015	2015-660013403	CLEMMENS, DAVID WAYNE &	75	202,559	1000	13,865	1,510.00		
2014	2014-660013403	CLEMMENS, DAVID WAYNE &	75	205,391	1000	13,432	1,484.00		
2013	2013-660013403	CLEMMENS, DAVID WAYNE &	75	197,059	1000	13,013	1,404.00		



# Rogers

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Date 04/17/2026  
Time 15:28:12  
Page 2

Lot Data		Square-Foot - NBHD 6050 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	20.18								
Non-Ag Acres	11.6614								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY						0		
							0		
Method	Square-Foot								
Base Lot Value	507,969.00 x .26 = 129,908								
Factor Value									
Adjustments	1.0000								
Lot Value	129,908								
<b>Residential Data</b>				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-18\IMG_00: 11/21/2022					
Type	1 Single Family Residence			<b>GRM Approach</b>					
Condition	3 - Average			GRM Code					
Quality	2.5 - Fair			Gross Rent 0.00					
Architecture				Indicated Value					
Style	100% One Story			<b>Multiple Regression</b>					
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test					
Base/Total Area	1,760 / 1,760			Adusted R 0.8445					
Style	100% One Story			Indicated Value 224,674 127.66 Per SqFt					
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>					
Roof Cover	1 Composition Shingle			Selection Model 1 Res					
Area on Slab	1,760			Adjustment Model A2 AO Test					
Fixture/RghIn	11 /			Comparables					
Bed/F/H Bath	3 / 2.0 /			Indicated Value					
Basement Area				<b>Value Reconciliation</b>					
Garage Type	704 Attached Garage - Unfinished			Selected Approach Cost Approach					
Remodel				Improvements 128,061					
Year/Eff Age	1977 / 37			Lot Value 129,908					
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 257,969 146.57 Per SqFt					
Base Cost	96.32	Total Misc Impr	+ 6,445	Agland Value					
Roofing Adj	+ 4.08	Garage Cost	+ 18,128	Site Improvements 29,862					
Subfloor Adj	+ -1.09	Total RCN	= 233,626	Total Value 287,831 163.54 Total Value Per SqFt					
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 107,468						
Plumbing Adj	+ 8.00	Lump Sums	+ 1,903						
Basement Adj	+ 0.00	RCNLD	= 128,061						
Adj Base Cost	= 118.78	Lot Value	+ 129,908						
Total Area	x 1,760	Indicated Value	= 257,969						
Adjusted Cost	= 209,053	Value Per SqFt	146.57						
<b>Miscellaneous Improvements</b>									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096	
PRCH	SLAB PORCH - COVERED	32250		8x7	56	24.09		1,349	
WODO	WOOD DECK - OPEN	32251		12x12	144	23.53	70%	1,016	
WODO	WOOD DECK - OPEN	141591		12x7	84	26.40	60%	887	



# Rogers

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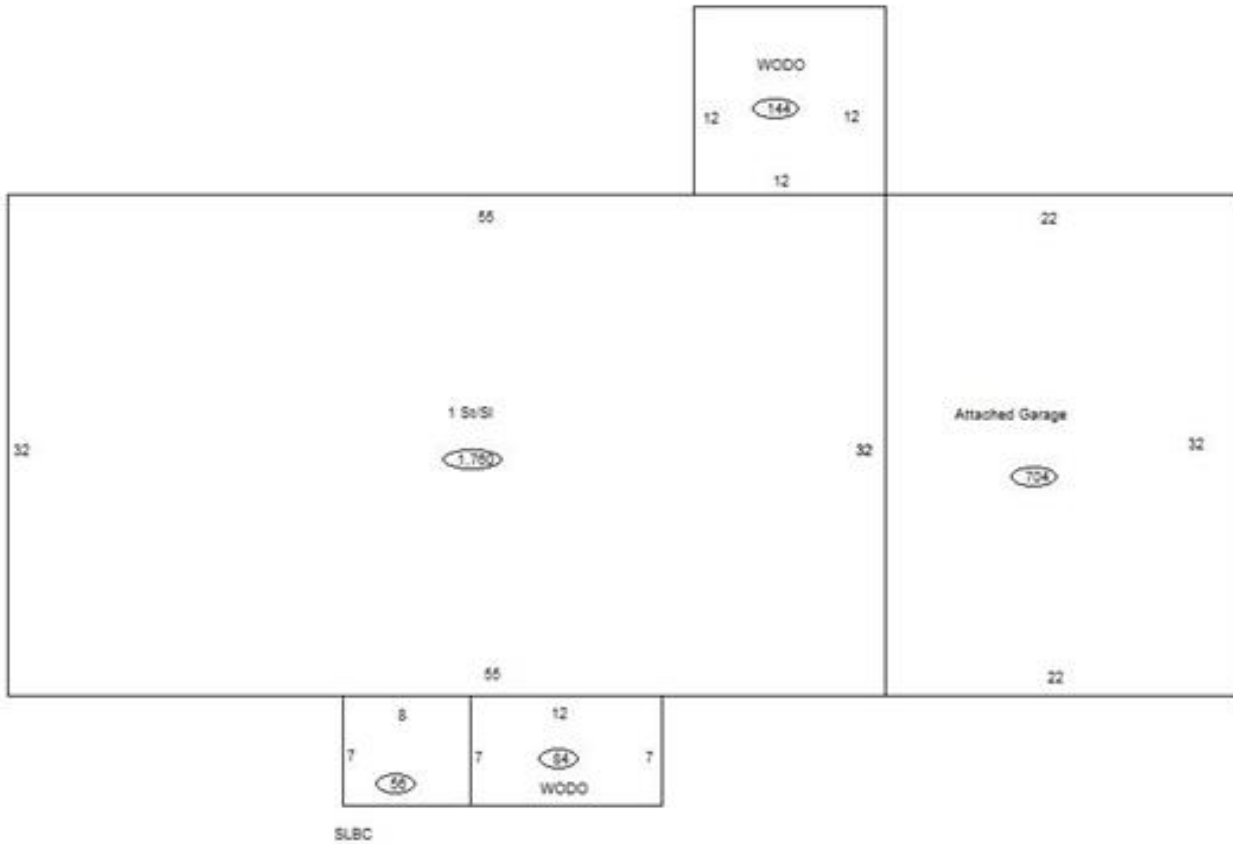
Date 04/17/2026

Time 15:28:12

Page 3

### Sketch Image

660013403



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,760	1.000	1,760
2	G	1		10	Attached Garage	704	1.000	704
3	M	PRCH		10	SLBC	56	1.000	56
4	M	WODO		10	WODO	144	1.000	144
5	M	WODO		10	WODO	84	1.000	84
<b>Total Building Area</b>						<b>1,760</b>		<b>1,760</b>



# Rogers



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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:28:12  
Page 4

660013403

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,568
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.46 x 1,568)		44,625	44,625	26,775	17,850
	UTIL	SHOP BUILDING	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 960)		30,029	30,029	18,017	12,012



# Rogers

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Date 04/17/2026  
 Time 15:28:12  
 Page 5

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

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	840 / 840
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 72

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	35,717	42.52	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	92.35	Total Misc Impr	+ 13,572				
Roofing Adj	+ 4.28	Garage Cost	+ 0				
Subfloor Adj	+ 2.56	Total RCN	= 102,318				
Heat/Cool Adj	+ 0.73	Depreciation ( 77%)	- 78,785				
Plumbing Adj	+ 5.73	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 23,533				
Adj Base Cost	= 105.65	Lot Value	+ 0				
Total Area	x 840	Indicated Value	= 23,533				
Adjusted Cost	= 88,746	Value Per SqFt	28.02				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,533		
Lot Value			
Indicated Value	23,533	28.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	23,533	28.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	32253	12x8		96	53.31		5,118
EPSW	ENCLOSED PORCH - SOLID WALL	32254	20x8		160	52.84		8,454



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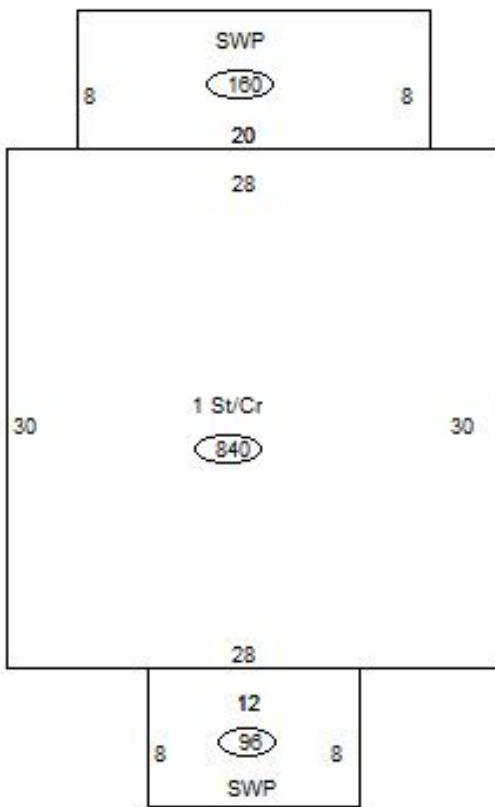
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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:28:12  
Page 6

Sketch Image

660013403



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	840	1.000	840
2	M	EPSW		13	EPSW	96	1.000	96
3	M	EPSW		13	EPSW	160	1.000	160
<b>Total Building Area</b>						840		840



# Rogers


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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:28:12  
Page 7

660013403

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.61 x )						