



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660013858 Parcel ID 000000-00-0-00933-004-0010 Cadastral ID 14-21-15-03150 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 325767 DEVERS, DUSTIN A & CHELSEA G 21606 S WESSON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 21616 S WESSON AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0010 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.29820180 -95.67971397																																																						
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	LEWIS, MICHAEL F & MICHELLE E	09/21/2018	278,000	WG																																													
					2505/333	POPP, EMILY N & ANTONE J	09/03/2015	265,000	WG																																													
					2291/107	TOTANI, DOMINIC J	12/07/2012	240,000	WG																																													
					1990/537	RISENHOOVER, RANDALL R &	11/07/2008	229,000	11																																													
					1243/404	POLLOCK, RICHARD G	08/18/2000	175,000	No																																													
					961/627	SELLER	07/01/1994	0	No																																													
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>2019</td> <td>Land Value 94,144</td> <td>77,440</td> <td>11%</td> <td>8,518</td> <td>Assessed</td> <td>35,068</td> <td>3,241.34</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 241,361</td> <td>241,361</td> <td></td> <td>26,550</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 335,505</td> <td>318,801</td> <td></td> <td>35,068</td> <td>Total Taxable</td> <td>35,068</td> <td>3,241.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2019	Land Value 94,144	77,440	11%	8,518	Assessed	35,068	3,241.34	Year Frozen	0	Improvements 241,361	241,361		26,550	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 335,505	318,801		35,068	Total Taxable	35,068	3,241.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013858	DEVERS, DUSTIN A &	18	336,995	0	33,399	3,087.00																																															
2024	2024-660013858	DEVERS, DUSTIN A &	18	333,477	0	31,807	2,940.00																																															
2023	2023-660013858	DEVERS, DUSTIN A &	18	275,393	0	30,293	2,775.00																																															
2022	2022-660013858	DEVERS, DUSTIN A &	18	271,888	0	29,762	2,755.00																																															
2021	2021-660013858	DEVERS, DUSTIN A &	18	257,680	0	28,345	2,503.00																																															
2020	2020-660013858	DEVERS, DUSTIN A &	18	253,576	0	27,866	2,552.00																																															
2019	2019-660013858	DEVERS, DUSTIN A &	18	241,268	0	26,539	2,458.00																																															
2018	2018-660013858	DEVERS, DUSTIN A &	18	234,956	0	25,845	2,388.00																																															
2017	2017-660013858	LEWIS, MICHAEL F & MICHELLE E	18	232,504	0	25,575	2,346.00																																															
2016	2016-660013858	LEWIS, MICHAEL F & MICHELLE E	18	227,226	0	24,995	2,343.00																																															
2015	2015-660013858	POPP, EMILY N & ANTONE J	18	213,429	0	23,477	2,114.00																																															
2014	2014-660013858	POPP, EMILY N & ANTONE J	18	215,325	0	23,686	2,196.00																																															
2013	2013-660013858	POPP, EMILY N & ANTONE J	18	205,612	0	22,617	2,070.00																																															



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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4984		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	65,272.00 x 1.44 = 94,144		
Factor Value			
Adjustments	1.0000		
Lot Value	94,144		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	2,165 / 2,165
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,165
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1980 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	271,232	125.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	339,350		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.97	Total Misc Impr	+ 22,699
Roofing Adj	+ 4.61	Garage Cost	+ 18,860
Subfloor Adj	+ -2.19	Total RCN	= 325,607
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 113,962
Plumbing Adj	+ 7.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 211,645
Adj Base Cost	= 131.20	Lot Value	+ 94,144
Total Area	x 2,165	Indicated Value	= 305,789
Adjusted Cost	= 284,048	Value Per SqFt	141.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,645		
Lot Value	94,144		
Indicated Value	305,789	141.24	Per SqFt
Agland Value			
Site Improvements	29,716		
Total Value	335,505	154.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	33243	28x9		252	26.14		6,587
PATO	SLAB PORCH - OPEN	33244	19x13		247	9.76		2,411
PRCH	SLAB PORCH - COVERED	140007	14x8		112	26.58		2,977
CPDT	CARPOR - DETACHED	140008	944		944	11.36		10,724



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	620	1.000	620
2	M	PRCH		10	SLBC	252	1.000	252
3	M	PATO		10	Open Slab	247	1.000	247
4	R	1	Slab	10	1 St/SI	2,165	1.000	2,165
5	M	PRCH		10	SLBC	112	1.000	112
6	G	3		10	Carport, Gable Roof	944	1.000	944
Total Building Area						2,165		2,165



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			576
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 576)		6,036	6,036	3,320	2,716
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	3,000	27,000