



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 660016016 Parcel ID 000000-00-0-10035-006-0013 Cadastral ID 17-21-16-00600 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 275183 HANES, CHERYL M 1404 W DANNY CLAREMORE OK 74017-8618 Parcel Location Situs 01404 W DANNY Subdivision BERT HALL Lot/Block 0013 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (266)\IMG_0054.JPG 9/11/2023</p>														
Legal Description Lot/Long: 36.30495036 -95.62702099																			
LOT 13 BLOCK 6 BERT HALL					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> </td> <td> </td> <td> </td> <td> </td> <td> </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										
H	Homestead	Yes	1,000	1,000	1246/655	KOSTER, GLENDA KAY	09/08/2000	79,500	Yes										
PD	Add-Homestead	Yes	1,000	1,000	1028/654	MCBROOM, GROVER L &	06/12/1996	65,000	Yes										
					966/110	JONES, JOHN P	08/23/1994	59,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2001	Land Value	35,286	27,842	11%	3,063	Assessed	11,431	1,056.57										
Year Frozen	2013	Improvements	96,407	76,070		8,368	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-185.00										
TIF Project ID	0	Total Value	131,693	103,912		11,431	Total Taxable	9,431	872.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016016	HANES, CHERYL M			17	131,247	2000	9,430	872.00										
2024	2024-660016016	HANES, CHERYL M			17	115,435	2000	9,431	872.00										
2023	2023-660016016	HANES, CHERYL M			17	112,028	2000	9,431	864.00										
2022	2022-660016016	HANES, CHERYL M			17	101,190	2000	9,131	845.00										
2021	2021-660016016	HANES, CHERYL M			17	105,601	2000	9,430	833.00										
2020	2020-660016016	HANES, CHERYL M			17	103,912	2000	9,430	864.00										
2019	2019-660016016	HANES, CHERYL M			17	111,214	2000	10,162	941.00										
2018	2018-660016016	MYERS, CHERYL M			17	116,594	2000	10,162	939.00										
2017	2017-660016016	MYERS, CHERYL M			17	115,621	2000	10,162	933.00										
2016	2016-660016016	MYERS, CHERYL M			17	118,317	2000	10,162	954.00										
2015	2015-660016016	MYERS, CHERYL M			17	114,748	2000	10,162	917.00										
2014	2014-660016016	MYERS, CHERYL M			17	117,047	2000	10,163	942.00										
2013	2013-660016016	MYERS, CHERYL M			17	112,339	2000	10,162	930.00										



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.255		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,107.00 x 3.18 = 35,286		
Factor Value			
Adjustments	1.0000		
Lot Value	35,286		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,824 / 1,824
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 50

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	151,850 83.25 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	143,790 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	96,407
Lot Value	35,286
Indicated Value	131,693 72.20 Per SqFt
Agland Value	
Site Improvements	
Total Value	131,693 72.20 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.24	Total Misc Impr	+ 11,720
Roofing Adj	+ 3.90	Garage Cost	+ 10,613
Subfloor Adj	+ 2.29	Total RCN	= 235,139
Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 138,732
Plumbing Adj	+ 6.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 96,407
Adj Base Cost	= 116.67	Lot Value	+ 35,286
Total Area	x 1,824	Indicated Value	= 131,693
Adjusted Cost	= 212,806	Value Per SqFt	72.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	38422	8x8		64	21.09		1,350
PATO	SLAB PORCH - OPEN	38424	9x9		81	10.24		829
PRCH	SLAB PORCH - COVERED	38425	17x9		153	20.81		3,184
PATO	SLAB PORCH - OPEN	38426	17x11		187	9.52		1,780



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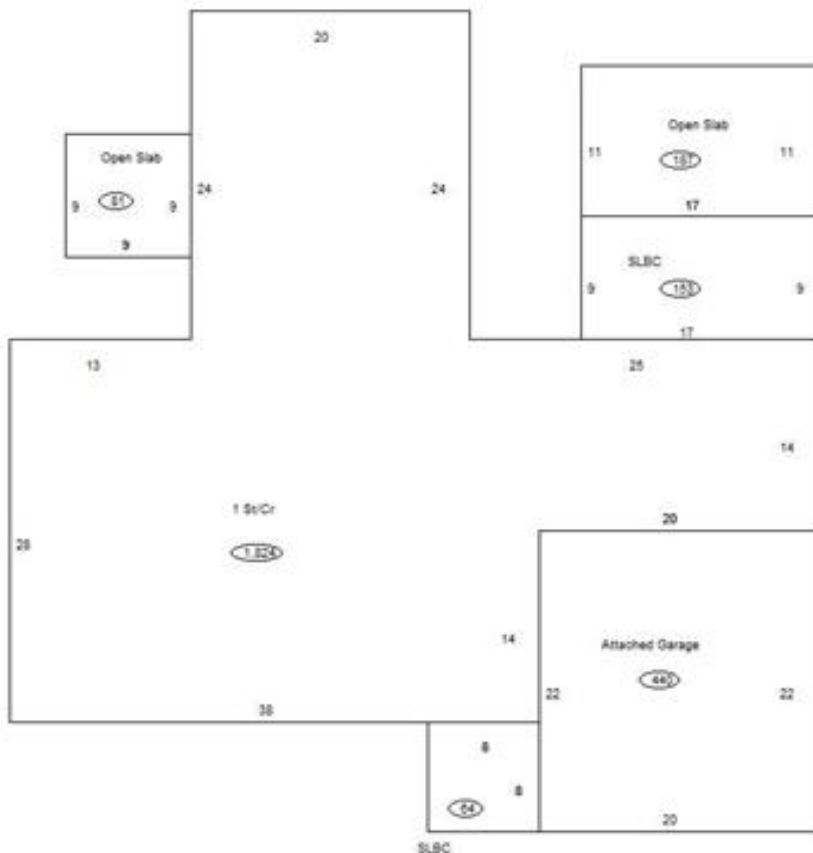
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Sketch Image

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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	440	1.000	440
2	M	PRCH		10	SLBC	64	1.000	64
3	R	1	Crawl	10	1 St/Cr	1,824	1.000	1,824
4	M	PATO		10	Open Slab	81	1.000	81
5	M	PRCH		10	SLBC	153	1.000	153
6	M	PATO		10	Open Slab	187	1.000	187
Total Building Area						1,824		1,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						