



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 00:28:29
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Assessment Data					Primary Image														
Account 660016261 Parcel ID 21N16E-17-1-00000-000-0000 Cadastral ID 17-21-16-03800 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 323140 DARY, GENE & PEGGY & SCOTT ELLIOTT DARY CO-TRUSTEES 605 S MUSKOGEE AVE CLAREMORE OK 74017-0000																			
Parcel Location Situs 00605 S MUSKOGEE AVE Subdivision Lot/Block / Parcel Size .36 - Acres Sec/Twn/Rng 17 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lat/Long: 36.30548164 -95.61569079					Building Permits														
W 120' E 270', S 130', N 139' SE NE NE					<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	2675/461	DARY, EDGAR EUGENE	11/17/2017		WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0		Land Value 15,404	6,344	11%	698	Assessed	7,544	697.29										
Year Frozen	2008		Improvements 151,102	62,232		6,846	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 166,506	68,576		7,544	Total Taxable	6,544	605.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016261	DARY, GENE & PEGGY &			17	164,392	1000	6,544	605.00										
2024	2024-660016261	DARY, GENE & PEGGY &			17	174,947	1000	6,543	605.00										
2023	2023-660016261	DARY, GENE & PEGGY &			17	149,665	1000	6,543	599.00										
2022	2022-660016261	DARY, GENE & PEGGY &			17	152,111	1000	6,544	606.00										
2021	2021-660016261	DARY, GENE & PEGGY &			17	161,903	1000	6,543	578.00										
2020	2020-660016261	DARY, GENE & PEGGY &			17	159,189	1000	6,544	599.00										
2019	2019-660016261	DARY, GENE & PEGGY &			17	132,438	1000	6,543	606.00										
2018	2018-660016261	DARY, GENE & PEGGY &			17	140,405	1000	6,544	605.00										
2017	2017-660016261	DARY, GENE			17	139,152	1000	6,544	601.00										
2016	2016-660016261	DARY, GENE			17	135,500	1000	6,543	614.00										
2015	2015-660016261	DARY, GENE			17	135,539	1000	6,544	590.00										
2014	2014-660016261	DARY, GENE			17	136,719	1000	6,543	607.00										
2013	2013-660016261	DARY, GENE			17	129,275	1000	6,543	599.00										



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	0.36	
Non-Ag Acres	0.4018	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,504.00 x .88 = 15,404	
Factor Value		
Adjustments	1.0000	
Lot Value	15,404	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,140 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43

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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	272,384	135.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,853		
Lot Value	15,404		
Indicated Value	161,257	79.99	Per SqFt
Agland Value			
Site Improvements	5,249		
Total Value	166,506	82.59	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.53	Total Misc Impr	+	5,146			
Roofing Adj	+ 4.58	Garage Cost	+	33,961			
Subfloor Adj	+ 0.00	Total RCN	=	285,986			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	140,133			
Plumbing Adj	+ 5.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	145,853			
Adj Base Cost	= 122.46	Lot Value	+	15,404			
Total Area	x 2,016	Indicated Value	=	161,257			
Adjusted Cost	= 246,879	Value Per SqFt		79.99			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2011	1	0.00	
PRCH	SLAB PORCH - COVERED	39239	22x6			132	26.52	3,501
PATO	SLAB PORCH - OPEN	142021	13x9			117	11.32	1,324
PATO	SLAB PORCH - OPEN	142022	7x4			28	11.48	321



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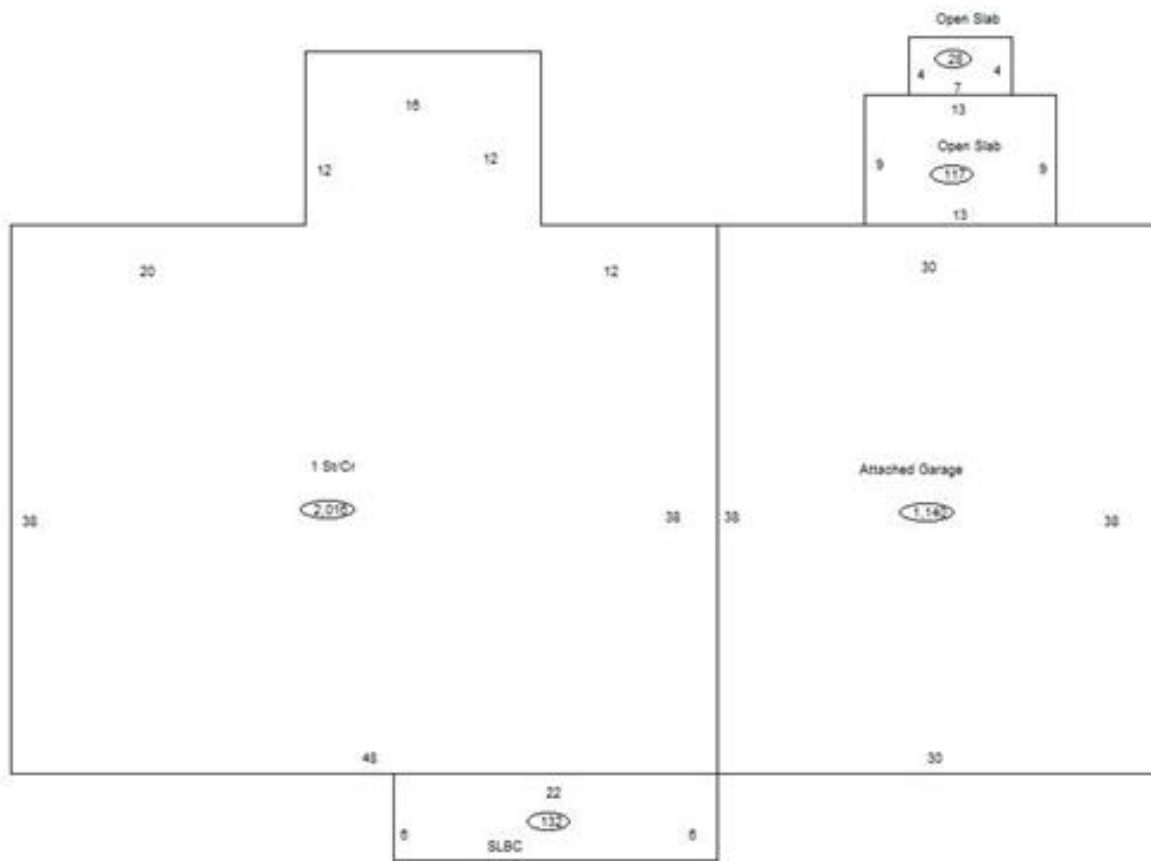
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,016	1.000	2,016
2	G	1		10	Attached Garage	1,140	1.000	1,140
3	M	PRCH		10	SLBC	132	1.000	132
4	M	PATO		10	Open Slab	117	1.000	117
5	M	PATO		10	Open Slab	28	1.000	28
Total Building Area						2,016		2,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO				960	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 960)	2,803		2,803	280	2,523
	STF	STG FAIR				456	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 456)	2,134		2,134	1,067	1,067
	MS	MECH SHED				153	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (5.85 x 153)	895		895	448	447
	LF	LOAFING SHED				288	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 288)	1,227		1,227	614	613
	STF	STG FAIR					
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					
	STF	STG FAIR					
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					
	STF	STG FAIR				128	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 128)	599		599		599