



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 660023163 Parcel ID 22N15E-27-3-00000-000-0000 Cadastral ID 27-22-15-00900 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 314516 CLUCK, JAMES THOMAS & DANIEL H CLUCK 17490 S 4102 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17600 S 4102 RD Subdivision Lot/Block / Parcel Size 2.07 - Acres Sec/Twn/Rng 27 / 22 / 15 / 3 Neighborhood 6020 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\082022 (90)\IMG_0014.JPG 8/2/2022</p>																													
Legal Description					Building Permits																													
S 300' OF E 300' OF SE NW SW Lat/Long: 36.35495606 -95.70054003					<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																				
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Exemptions					Sale History																													
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Code	Type	Active	Maximum	Exemption																														
Bk/Pg	Grantor	Date	Price	Code																														
/	CLUCK, JAMES T & BETTY J	07/14/2023	0	4																														
/	CLUCK, JAMES T	03/04/2020	0	WB																														
Parcel Valuation																																		
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																									
Remove Cap	0	Land Value	464	464	11%	51	Assessed	51	5.52																									
Year Frozen	0	Improvements	0	0		0	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	464	464		51	Total Taxable	51	6.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660023163	CLUCK, JAMES THOMAS &			10	464	0	51	6.00																									
2024	2024-660023163	CLUCK, JAMES THOMAS &			10	12,906	0	56	6.00																									
2023	2023-660023163	CLUCK, JAMES THOMAS &			10	11,646	0	54	6.00																									
2022	2022-660023163	CLUCK, JAMES T & BETTY J			10	11,646	0	52	6.00																									
2021	2021-660023163	CLUCK, JAMES T & BETTY J			10	464	0	51	6.00																									
2020	2020-660023163	CLUCK, JAMES T & BETTY J			10	464	0	51	6.00																									
2019	2019-660023163	CLUCK, LETHA M			10	464	0	51	6.00																									
2018	2018-660023163	CLUCK, LETHA M			10	464	0	51	6.00																									
2017	2017-660023163	CLUCK, LETHA M			10	464	0	51	6.00																									
2016	2016-660023163	CLUCK, LETHA M			10	464	0	51	6.00																									
2015	2015-660023163	CLUCK, LETHA M			10	464	0	51	5.00																									
2014	2014-660023163	CLUCK, LETHA M			10	15,403	0	1,127	110.00																									
2013	2013-660023163	CLUCK, LETHA M			10	16,657	0	1,094	104.00																									



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		\\tsclient\T\TOMMY DUNLAP\082022 (90)\IMG_0014.JPG 8/2/2022
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,456 / 1,456
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	300 Carport - Gable Roof
Remodel	
Year/Eff Age	1962 / 90

Cost Approach				Manual : 01/2025			
Base Cost	98.40	Total Misc Impr	+ 17,610				
Roofing Adj	+ 4.69	Garage Cost	+ 2,952				
Subfloor Adj	+ 0.00	Total RCN	= 176,820				
Heat/Cool Adj	+ 0.00	Depreciation (100%)	- 176,820				
Plumbing Adj	+ 4.23	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 107.32	Lot Value	+ 0.00				
Total Area	x 1,456	Indicated Value	=				
Adjusted Cost	= 156,258	Value Per SqFt	0.00				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value		0.00	Per SqFt
Indicated Value			
Agland Value	464		
Site Improvements			
Total Value	464	0.32	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	57178	14x7		98	26.62	2,609
PRCH	SLAB PORCH - COVERED	57179	8x8		64	26.73	1,711
EPSW	ENCLOSED PORCH - SOLID WALL	57180	192		192	69.22	13,290



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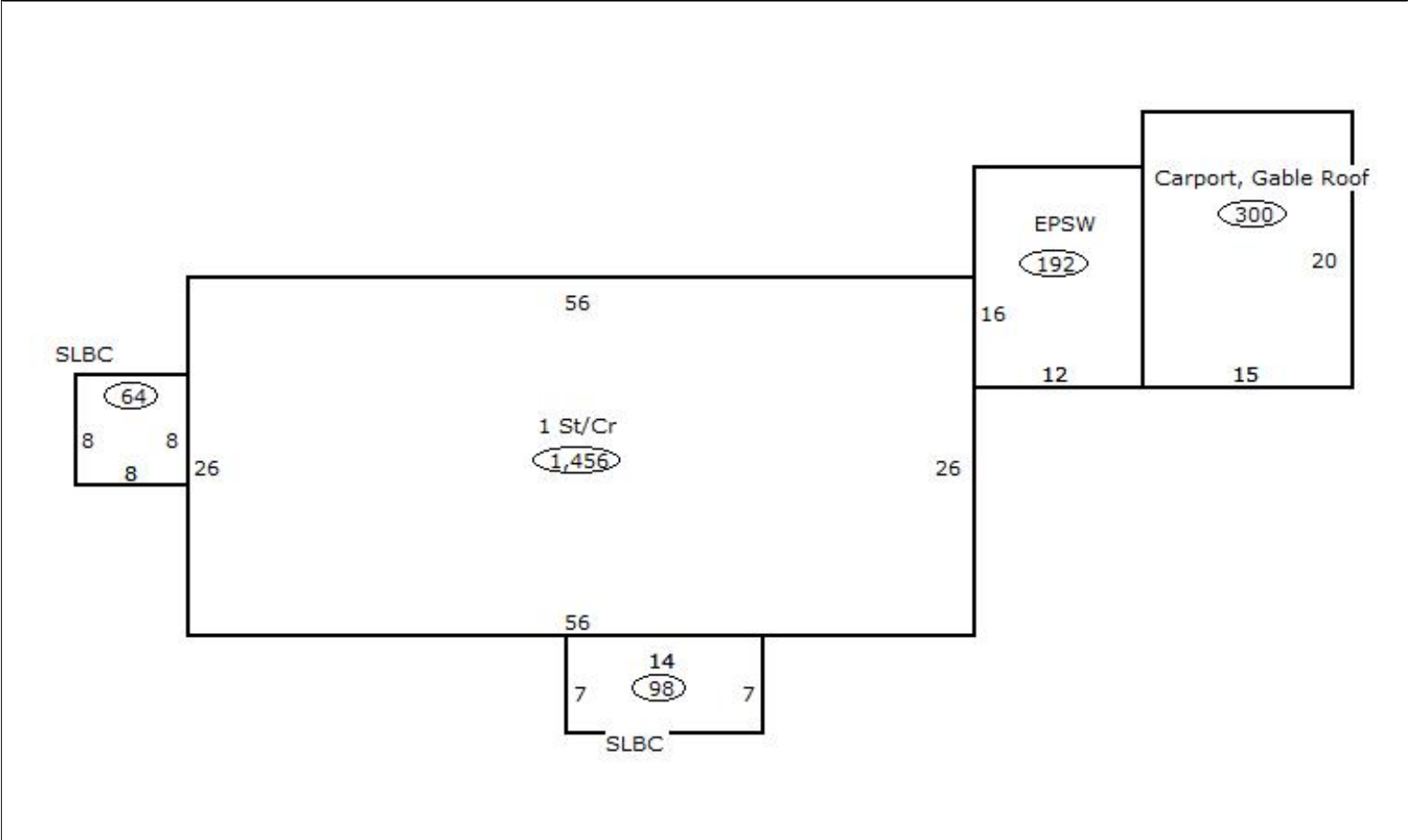
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,456	1.000	1,456
2	M	PRCH		13	SLBC	98	1.000	98
3	M	PRCH		13	SLBC	64	1.000	64
4	M	EPSW		13	EPSW	192	1.000	192
5	G	3		13	Carport, Gable Roof	300	1.000	300
Total Building Area						1,456		1,456



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	2.070	224	224	464	464
IMP PST Totals						2.070			464	464
Total Agland						2.070			464	464