



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image
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Account 660107909
Parcel ID 22N16E-13-2-00000-001-0000
Cadastral ID 13-22-16-03910
Property Type REAL - Real Property
Property Class RR VI Area 1
Tax Area 75 - SEQUOYAH/FOYIL FD
Name ID 341254
 DURAN, NICOLE LEEANN & COREY ALLAN

15491 S HWY 66
 CLAREMORE OK 74017-0000

Parcel Location

Situs 15491 S HWY 66
Subdivision
Lot/Block / **Parcel Size** 1 - Acres
Sec/Twn/Rng 13 / 22 / 16 / 2
Neighborhood 6050 - UNPLATTED
School District S006 - SEQUOYAH SCHOOLS



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Legal Description Lat/Long: 36.38809006 -95.55246021

TR DESC 2023-003910 AS COMM SE/C NW; N01.3901W 260.12'; N01 3901W 237.70'; S88.1613W 120.87'; S25.5404W 268.30'; N88.1614E 244 96' TO POB.

Building Permits

Number	Description	Opened	Closed	Amount
S23	S24 SPLIT	04/2023	12/2023	

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	DAKE, SUSAN M	03/28/2023	193,000	YES

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax
Remove Cap	2024	Land Value	83,001	79,446	11%	8,739	Assessed	20,946 2,122.04
Year Frozen		Improvements	110,975	110,975		12,207	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00
TIF Project ID	0	Total Value	193,976	190,421		20,946	Total Taxable	19,946 2,034.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107909	DURAN, NICOLE LEEANN & COREY ALLAN	75	184,875	1000	19,336	1,972.00
2024	2024-660107909	DURAN, NICOLE LEEANN & COREY ALLAN	75	193,429	1000	20,277	2,079.00
2023	2023-660107909	DURAN, NICOLE LEEANN & COREY ALLAN	75	123,641	0	13,601	1,417.00



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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.0102		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	44,006.00 x .70 = 30,648		
Factor Value			
Adjustments	2.7082		
Lot Value	83,001		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,192 / 1,192
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,192
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1972 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	143,683	120.54	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	108.28	Total Misc Impr	+ 2,145
Roofing Adj	+ 4.56	Garage Cost	+ 15,232
Subfloor Adj	+ -1.16	Total RCN	= 173,398
Heat/Cool Adj	+ 11.47	Depreciation (36%)	- 62,423
Plumbing Adj	+ 7.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 110,975
Adj Base Cost	= 130.89	Lot Value	+ 83,001
Total Area	x 1,192	Indicated Value	= 193,976
Adjusted Cost	= 156,021	Value Per SqFt	162.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	110,975		
Lot Value	83,001		
Indicated Value	193,976	162.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	193,976	162.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	32306	7x6		42	10.86		456
PATO	SLAB PORCH - OPEN	32307	164		164	10.30		1,689
SHLT	STORM SHELTER			2019	1	0.00		



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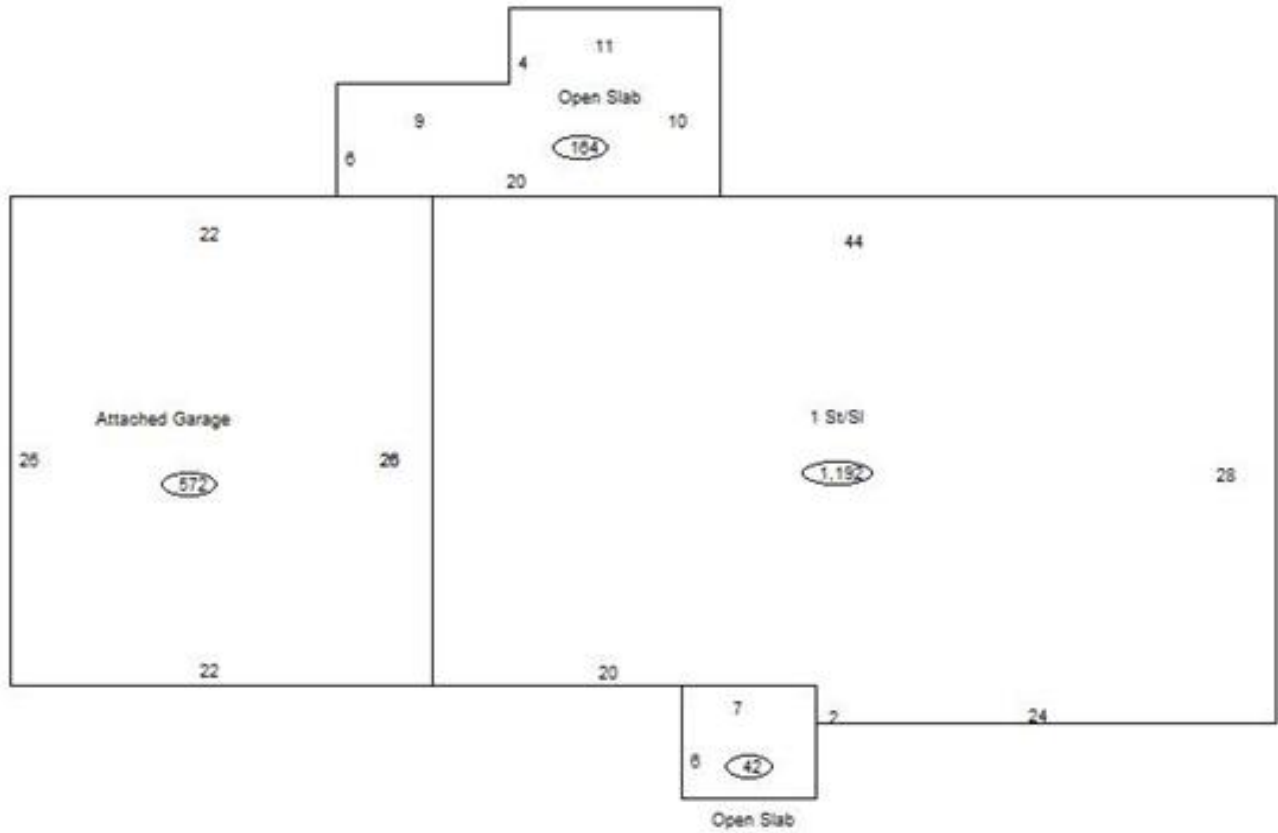
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,192	1.000	1,192
2	G	1		10	Attached Garage	572	1.000	572
3	M	PATO		10	Open Slab	42	1.000	42
4	M	PATO		10	Open Slab	164	1.000	164
Total Building Area						1,192		1,192



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						