



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000177 Parcel ID 000000-00-0-00516-002-0010 Cadastral ID 01-20-15-04340 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 171064 DUNAVANT, STEVEN W & BRENDA L REVOCABLE TRUST 9306 E MISTY DR CLAREMORE OK 74019-0000 Parcel Location Situs 09306 E MISTY DR Subdivision MISTY MEADOWS Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000177_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23840353 -95.66738593 LOT 10 BLOCK 2 LESS TR DESC AS BEG NE/C LOT 10, TH S38-33-21W ALG ELY/L LOT 10 & WLY ROW/L TPKE 72.68', TH N27-26-06W 61.89' TO N/L LOT 10, TH N88- 31-17E 73.84' TO POB MISTY MEADOWS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1978 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 52,175.00 x 1.25 = 65,292 Factor Value Adjustments 1.0000 Lot Value 65,292		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	2,428 / 2,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,428
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	232,728	95.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	278,920		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.97	Total Misc Impr	+ 10,488				
Roofing Adj	+ 4.11	Garage Cost	+ 17,947				
Subfloor Adj	+ -1.09	Total RCN	= 304,644				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 127,950				
Plumbing Adj	+ 8.30	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 176,694				
Adj Base Cost	= 113.76	Lot Value	+ 65,292				
Total Area	x 2,428	Indicated Value	= 241,986				
Adjusted Cost	= 276,209	Value Per SqFt	99.66				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,694		
Lot Value	65,292		
Indicated Value	241,986	99.66	Per SqFt
Agland Value			
Site Improvements	6,966		
Total Value	248,952	102.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	561	60		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	118640	28x14		392	23.07		9,043



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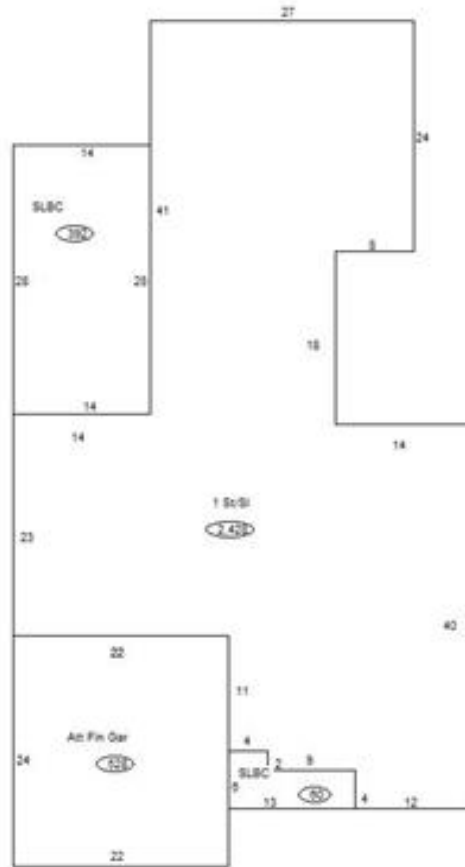
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Sketch Image

660000177



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,428	1.000	2,428
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	392	1.000	392
Total Building Area						2,428		2,428



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable NCV	12x20x8	Gravel	Formed Metal	240
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func) RCNLD	
	Base Cost (4.61 x 240)	1,106		1,106	1,106	
	PCPT	Carport - Portable NCV	18x20x6	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func) RCNLD	
	Base Cost (4.61 x 360)	1,660		1,660	1,660	
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual	2	Cond 3	Year 2007	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func) RCNLD	
	Base Cost (21.10 x 100)	2,110		2,110	1,034	1,076
	GRDT	Garage - Detached	24x24x8	Concrete	Composition Shingle	576
	Qual	2	Cond 3	Year 2002	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func) RCNLD	
	Base Cost (17.94 x 576)	10,333		10,333	4,443	5,890