




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:08:08
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000221 Parcel ID 000000-00-0-00735-003-0014 Cadastral ID 01-20-15-04780 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 174224 DUNLAP, MARGARET R & CHRISTOPHER A COX 9015 E HORIZON ST CLAREMORE OK 74019-0000 Parcel Location Situs 09015 E HORIZON ST Subdivision SHADY LANE Lot/Block 0014 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000221_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23947469 -95.67224962 LOT 14 BLOCK 3 LESS TR BEG SE/C LOT 14, TH N 192.76' TO NE/C LOT 14, TH S84-34-00W 306.39', TH S 164.38', TH N89- 52-56E 305' TO POB SHADY LANE																																																																																																																									
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 Time 03:08:08
 Page 2

Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1838 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 51,566.00 x 1.26 = 64,987 Factor Value Adjustments 1.0000 Lot Value 64,987		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,818 / 2,574
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 3 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,818
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	600 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	
Adusted R	0.8445		
Indicated Value	280,051	108.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	281,040		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.63	Total Misc Impr	+	19,253			
Roofing Adj	+ 3.39	Garage Cost	+	22,974			
Subfloor Adj	+ -1.62	Total RCN	=	337,465			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	134,986			
Plumbing Adj	+ 9.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	202,479			
Adj Base Cost	= 114.70	Lot Value	+	64,987			
Total Area	x 2,574	Indicated Value	=	267,466			
Adjusted Cost	= 295,238	Value Per SqFt		103.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,479		
Lot Value	64,987		
Indicated Value	267,466	103.91	Per SqFt
Agland Value			
Site Improvements	7,317		
Total Value	274,783	106.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2013	0.00		
PATC	Patio - Covered	667	408		408	15.05		6,140
PATC	Patio - Covered	668	20x14		280	16.12		4,514
PRCH	SLAB PORCH - COVERED	134454	8x4		32	26.83		859
PATO	Patio - Open	174386	202		202	10.52		2,125



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 Time 03:08:08
 Page 4

660000221

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable NCV	20x20x8	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ 100% Func)	
	Base Cost (5.55 x 400)		2,220		2,220	2,220
	SHDS	Shed - Small	22x20x8	Concrete	Formed Metal	440
	Qual	2	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	
	Base Cost (16.46 x 440)		7,242		7,242	3,042
	Base Cost (22.00 x 201)		4,422		4,422	2,388
	WODO	Wood Deck - Open	0x0x0	Plank		201
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	
	Base Cost (20.63 x 128)		2,641		2,641	1,558
	Base Cost (8x16x8)					128
	SHDS	Shed - Small	8x16x8	Plank	Composition Shingle	128
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	
	Base Cost (20.63 x 128)		2,641		2,641	1,558
	Base Cost (20.63 x 128)		2,641		2,641	1,083