



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:13:31
 Page 1

Assessment Data					Primary Image																																																	
Account 660001114 Parcel ID 19N17E-02-3-00000-000-0000 Cadastral ID 02-19-17-00800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 306554 DUNIGAN, RONNIE MAX & DANA L-TRUSTEES 31615 S 4230 RD INOLA OK 74036-0000 Parcel Location Situs 31615 S 4230 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 2 / 19 / 17 / 3 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0518\IMG_0005. 5/19/2021</p>																																																	
Legal Description Lat/Long: 36.15357136 -95.47545920																																																						
S 208.71' W 208.71' NW NW SW					Building Permits <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2665/360	DUNIGAN, RONNIE MAX &	09/07/2017	0	4																																													
					2231/609	NORMA JEAN PROPERTIES LLC	03/07/2012	114,000	YES																																													
					2176/412	DYER, TOMMY	06/10/2011	0	4																																													
					2175/77	FEDERAL HOME LOAN MORT-CORP	05/24/2011	61,000	3																																													
					2128/668	CLIFTON, DALE GENE	09/16/2010	0	10																																													
					2128/670	BANK OF OKLAHOMA NA	09/16/2010	0	1																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value 37,028</td> <td>37,028</td> <td>11%</td> <td>4,073</td> <td>Assessed</td> <td>17,741</td> <td>1,420.34</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 124,249</td> <td>124,249</td> <td></td> <td>13,668</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 161,277</td> <td>161,277</td> <td></td> <td>17,741</td> <td>Total Taxable</td> <td>17,741</td> <td>1,420.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	2013	Land Value 37,028	37,028	11%	4,073	Assessed	17,741	1,420.34	Year Frozen	0	Improvements 124,249	124,249		13,668	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 161,277	161,277		17,741	Total Taxable	17,741	1,420.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660001114	DUNIGAN, RONNIE MAX &	2	170,448	0	18,749	1,501.00																																															
2024	2024-660001114	DUNIGAN, RONNIE MAX &	2	186,918	0	18,341	1,475.00																																															
2023	2023-660001114	DUNIGAN, RONNIE MAX &	2	158,797	0	17,468	1,407.00																																															
2022	2022-660001114	DUNIGAN, RONNIE MAX &	2	155,558	0	17,031	1,381.00																																															
2021	2021-660001114	DUNIGAN, RONNIE MAX &	2	147,459	0	16,220	1,300.00																																															
2020	2020-660001114	DUNIGAN, RONNIE MAX &	2	146,296	0	15,548	1,256.00																																															
2019	2019-660001114	DUNIGAN, RONNIE MAX &	2	134,618	0	14,808	1,223.00																																															
2018	2018-660001114	DUNIGAN, RONNIE MAX &	2	135,972	0	14,957	1,249.00																																															
2017	2017-660001114	DUNIGAN, RONNIE MAX &	2	134,795	0	14,827	1,248.00																																															
2016	2016-660001114	DUNIGAN, RONNIE MAX &	2	131,143	0	14,426	1,227.00																																															
2015	2015-660001114	DUNIGAN, RONNIE MAX &	2	127,089	0	13,980	1,213.00																																															
2014	2014-660001114	DUNIGAN, RONNIE MAX &	2	129,398	0	13,349	1,199.00																																															
2013	2013-660001114	DUNIGAN, RONNIE MAX &	2	115,580	0	12,714	1,071.00																																															



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Date 04/18/2026
 Time 06:13:31
 Page 2

Lot Data		Square-Foot - NBHD 1917 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0001		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	FLOOD ZONE		
Method	Square-Foot		
Base Lot Value	43,565.00 x .85 = 37,028		
Factor Value			
Adjustments			
Lot Value	37,028		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,360 / 1,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,360
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1972 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	149,651	110.04	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	109.38	Total Misc Impr	+ 17,655				
Roofing Adj	+ 4.63	Garage Cost	+ 17,195				
Subfloor Adj	+ -1.21	Total RCN	= 214,302				
Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 92,150				
Plumbing Adj	+ 7.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 122,152				
Adj Base Cost	= 131.95	Lot Value	+ 37,028				
Total Area	x 1,360	Indicated Value	= 159,180				
Adjusted Cost	= 179,452	Value Per SqFt	117.04				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,152		
Lot Value	37,028		
Indicated Value	159,180	117.04	Per SqFt
Agland Value			
Site Improvements	2,097		
Total Value	161,277	118.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2943	20x6		120	23.88		2,866
EPSW	ENCLOSED PORCH - SOLID WALL	2944	20x12		240	61.62		14,789



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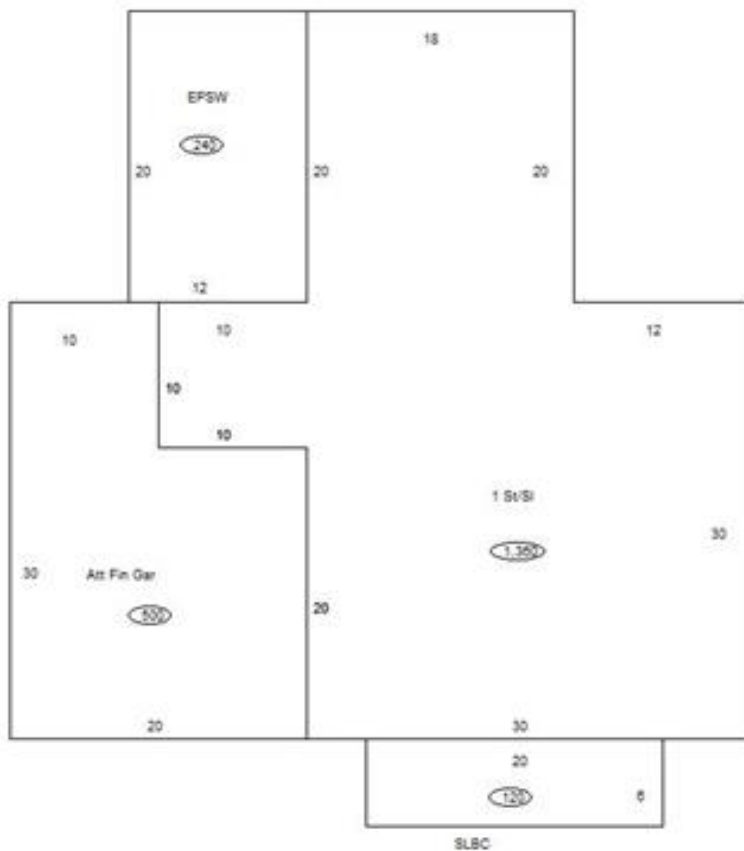
Date 04/18/2026

Time 06:13:32

Page 3

Sketch Image

660001114



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,360	1.000	1,360
2	G	5		10	Att Fin Gar	500	1.000	500
3	M	PRCH		10	SLBC	120	1.000	120
4	M	EPSW		10	EPSW	240	1.000	240
Total Building Area						1,360		1,360



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Page 4

660001114

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	12x14x8	Dirt	Formed Metal	168
	Qual 3	Cond 2	Year 2000	Eff Age 26		

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (27.13 x 168)	4,558		4,558	2,461
				2,097