



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:16:15  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001269 <b>Parcel ID</b> 20N16E-02-4-00000-000-0000 <b>Cadastral ID</b> 02-20-16-02550 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 339587 DUNLAY, DAVID F LIVING TRUST  25425 S RIVERBIRCH RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25425 S RIVERBIRCH RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 4 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-15\IMG 9/15/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24189514 -95.56736454 N2 N2 NE SE																																																																																																																									
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Date 04/17/2026  
Time 03:16:15  
Page 2

Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 1	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,620
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-15\IMG 9/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	175,379	108.26	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	90.09	Total Misc Impr	+ 27,998				
Roofing Adj	+ 4.88	Garage Cost	+ 0				
Subfloor Adj	+ -1.09	Total RCN	= 212,727				
Heat/Cool Adj	+ 11.47	Depreciation ( 29%)	- 61,691				
Plumbing Adj	+ 8.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 151,036				
Adj Base Cost	= 114.03	Lot Value	+ 0				
Total Area	x 1,620	Indicated Value	= 151,036				
Adjusted Cost	= 184,729	Value Per SqFt	93.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,036		
Lot Value			
Indicated Value	151,036	93.23	Per SqFt
Agland Value	1,809		
Site Improvements	31,274		
Total Value	184,119	113.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
PRCH	SLAB PORCH - COVERED	3388	45x6		270	23.34		6,302
EPSW	Enclosed Porch - Solid Wall	3389	18x15		270	61.38		16,573
PATC	Patio - Covered	152152	355		355	14.43		5,123



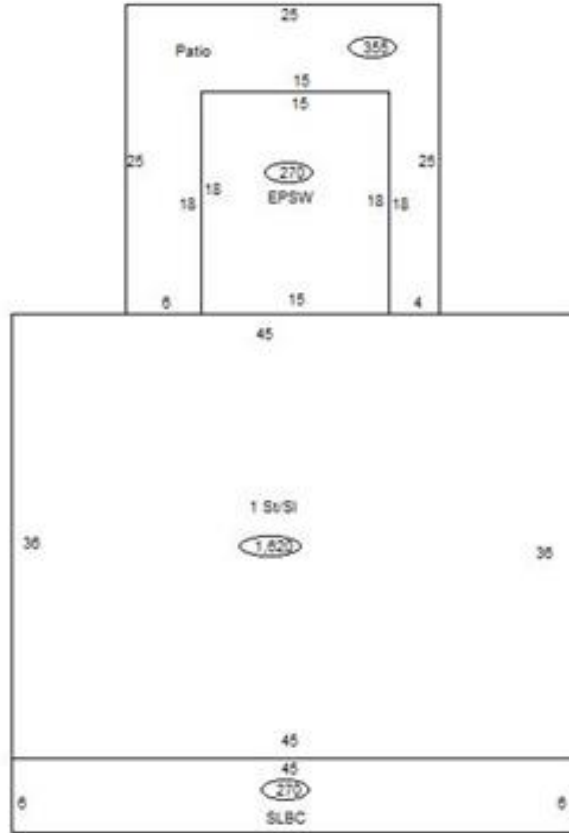
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Date 04/17/2026  
 Time 03:16:15  
 Page 3

Sketch Image

660001269



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,620	1.000	1,620
2	M	PRCH		13	SLBC	270	1.000	270
3	M	EPSW		13	EPSW	270	1.000	270
4	M	PATC		13	Patio	355	1.000	355
<b>Total Building Area</b>						1,620		1,620



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Date 04/17/2026  
 Time 03:16:15  
 Page 4

660001269

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
CKCP	Chicken Coop NV		6x20x8	Plank	Formed Metal	120
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2008	<b>Eff Age</b> 14		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ 100% Func)</b>		<b>RCNLD</b>
Base Cost (11.50 x 120)		1,380		1,380		1,380
UTIL	Utility Building		30x40x12	Concrete	Formed Metal	1,200
<b>Qual</b>	4.5	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (39.95 x 1,200)		47,940		47,940		30,202
LOAF	Loafing Shed		12x36x8	Dirt	Galvanized Metal	432
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1998	<b>Eff Age</b> 21		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.36 x 432)		2,748		2,748		1,072



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Date 04/17/2026  
Time 03:16:15  
Page 5

### Agland Inventory

660001269

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.344	122	122	42	42
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			8.563	192	192	1,644	1,644
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			1.093	113	113	123	123
<b>NTV PST Totals</b>						10.000			1,809	1,809
<b>Total Agland</b>						10.000			1,809	1,809