




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:12:59
Page 1

Assessment Data					Primary Image														
Account 660001997 Parcel ID 000000-00-0-00360-002-0008 Cadastral ID 03-20-15-04260 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 345130 DUNCAN, DANIEL & DIANNA 25505 S GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25505 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-12\IMG_001 11/15/2021</p>														
Legal Description Lot/Long: 36.24103117 -95.69795723																			
LOT 8 BLOCK 2 GREENWAY PARK					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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
SHLT	Other	Yes	101	101	/	LOSEY, JOHN E &	08/29/2024	217,000	YES										
H	Homestead	Yes	1,000	1,000	/	FULTZ, GARY M & LESLIE ROXANNE	11/03/2021	195,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2025		Land Value	58,972	58,972	11%	6,487	Assessed	20,944										
Year Frozen	0		Improvements	136,626	131,431		14,457	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,101										
TIF Project ID	0		Total Value	195,598	190,403		20,944	Total Taxable	19,843										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001997	DUNCAN, DANIEL & DIANNA			4	184,858	1000	19,335	2,030.00										
2024	2024-660001997	DUNCAN, DANIEL & DIANNA			4	165,148	0	18,167	1,741.00										
2023	2023-660001997	LOSEY, JOHN E &			4	195,000	0	21,450	2,025.00										
2022	2022-660001997	LOSEY, JOHN E &			4	195,000	0	21,450	2,062.00										
2021	2021-660001997	FULTZ, GARY M & LESLIE ROXANNE			4	172,848	1000	16,579	1,562.00										
2020	2020-660001997	FULTZ, GARY M & LESLIE ROXANNE			4	171,983	1000	16,067	1,517.00										
2019	2019-660001997	FULTZ, GARY M & LESLIE ROXANNE			4	164,737	1000	15,570	1,494.00										
2018	2018-660001997	FULTZ, GARY M & LESLIE ROXANNE			4	168,958	1000	15,088	1,448.00										
2017	2017-660001997	FULTZ, GARY M & LESLIE ROXANNE			4	167,546	1000	14,619	1,407.00										
2016	2016-660001997	FULTZ, GARY M & LESLIE ROXANNE			4	163,953	1000	14,165	1,368.00										
2015	2015-660001997	FULTZ, GARY M & LESLIE ROXANNE			4	159,620	1000	13,723	1,336.00										
2014	2014-660001997	FULTZ, GARY M & LESLIE ROXANNE			4	162,192	1000	13,294	1,225.00										
2013	2013-660001997	FULTZ, GARY M & LESLIE ROXANNE			4	156,359	1000	12,878	1,230.00										




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:12:59
Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.006 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 43,823.00 x .75 = 32,762 Factor Value Adjustments 1.8000 Lot Value 58,972		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-12\IMG_001 11/15/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,514 / 1,514
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,514
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 42

Cost Approach		Manual : 01/2025	
Base Cost	112,73	Total Misc Impr	+ 11,128
Roofing Adj	+ 4.96	Garage Cost	+ 22,804
Subfloor Adj	+ -2.31	Total RCN	= 243,273
Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 116,771
Plumbing Adj	+ 10.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 126,502
Adj Base Cost	= 138.27	Lot Value	+ 58,972
Total Area	x 1,514	Indicated Value	= 185,474
Adjusted Cost	= 209,341	Value Per SqFt	122.51

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	199,514 131.78 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	194,490 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	126,502
Lot Value	58,972
Indicated Value	185,474 122.51 Per SqFt
Agland Value	
Site Improvements	10,124
Total Value	195,598 129.19 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
PRCH	SLAB PORCH - COVERED	5328		122	122	26.55		3,239
PATO	SLAB PORCH - OPEN	5329	16x14		224	10.15		2,274
SHLT	STORM SHELTER-IN GARAGE			1 2026	1	0.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

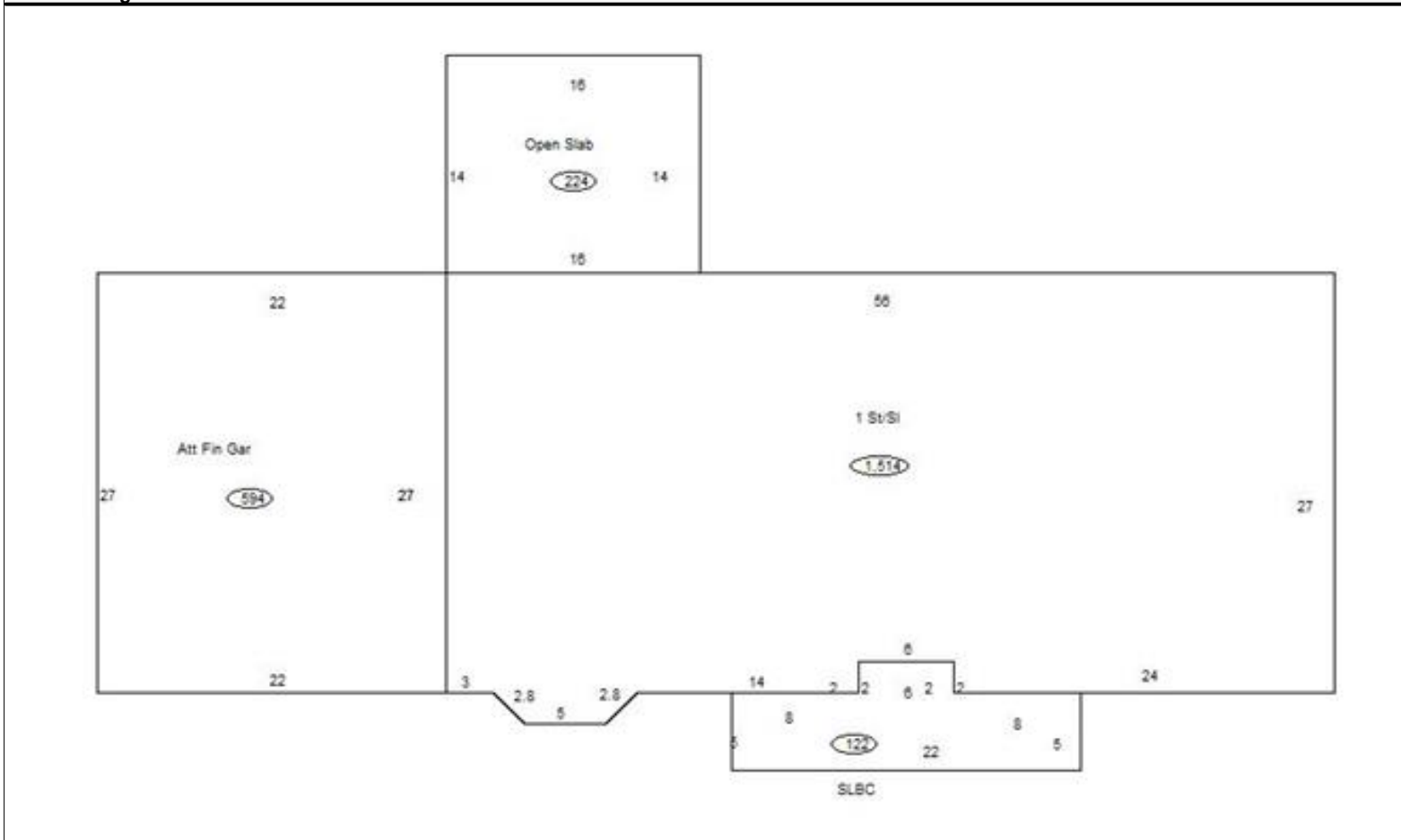
Date 04/17/2026

Time 02:12:59

Page 3

Sketch Image

660001997



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,514	1.000	1,514
2	G	5		10	Att Fin Gar	594	1.000	594
3	M	PRCH		10	SLBC	122	1.000	122
4	M	PATO		10	Open Slab	224	1.000	224
Total Building Area						1,514		1,514



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:12:59
Page 4

660001997

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	26x22x10	Concrete	Composition Shingle	572
	Qual 2	Cond 3	Year 2003	Eff Age 17		

Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (29.50 x 572)	16,874	16,874	6,750	10,124