



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660004902 Parcel ID 000000-00-0-00252-004-0005 Cadastral ID 06-20-16-04820 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 331215 DYE, SEAN B  10707 E SECOND ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> Situs 10707 2ND ST Subdivision DIXIE ESTATES Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-27\IMG 9/27/2021</p>														
<b>Legal Description</b> Lat/Long: 36.24736305 -95.64030948																			
LOT 5 BLOCK 4 DIXIE ESTATES					<b>Building Permits</b>														
					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
HV	Veteran	Yes	999,999	25,652	/	MASTER DESIGN HOMES LLC	06/17/2020	200,000	YES										
					/	GUNNELLS, G E ESTATE	11/20/2019	82,500	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
Remove Cap	2021		Land Value 72,123	35,232	11%	3,876	Assessed	25,652	2,671.19										
Year Frozen			Improvements 199,887	197,961		21,776	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	25,652	-2,242.00										
TIF Project ID	0		<b>Total Value</b> 272,010	233,193		25,652	<b>Total Taxable</b>	0	429.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660004902	DYE, SEAN B			80	264,318	24904		417.00										
2024	2024-660004902	DYE, SEAN B			80	260,344	24178		249.00										
2023	2023-660004902	DYE, SEAN B			80	221,303	23475		242.00										
2022	2022-660004902	DYE, SEAN B			80	221,295	22791		235.00										
2021	2021-660004902	DYE, SEAN B			80	201,156	22127		228.00										
2020	2020-660004902	DYE, SEAN B			80	96,541	0	10,620	996.00										
2019	2019-660004902	GUNNELLS, G E			80	119,912	2000	5,695	563.00										
2018	2018-660004902	GUNNELLS, G E			80	124,994	2000	5,696	563.00										
2017	2017-660004902	GUNNELLS, G E			80	139,991	2000	5,696	565.00										
2016	2016-660004902	GUNNELLS, G E			80	136,567	2000	5,696	566.00										
2015	2015-660004902	GUNNELLS, G E			80	132,544	2000	5,696	570.00										
2014	2014-660004902	GUNNELLS, G E			80	134,943	2000	5,696	541.00										
2013	2013-660004902	GUNNELLS, G E			80	125,546	2000	5,696	560.00										



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0286 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,806.00 x 1.61 = 72,123 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,123		

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Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Stone 10% Frame, Plywood or Hardt
<b>Base/Total Area</b>	1,515 / 1,515
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,515
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Finished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1972 / 20

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	192,351	126.96	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	118.67	<b>Total Misc Impr</b>	+	16,462			
<b>Roofing Adj</b>	+ 5.48	<b>Garage Cost</b>	+	23,497			
<b>Subfloor Adj</b>	+ -3.63	<b>Total RCN</b>	=	257,634			
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 23%)</b>	-	59,256			
<b>Plumbing Adj</b>	+ 8.69	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	198,378			
<b>Adj Base Cost</b>	= 143.68	<b>Lot Value</b>	+	72,123			
<b>Total Area</b>	x 1,515	<b>Indicated Value</b>	=	270,501			
<b>Adjusted Cost</b>	= 217,675	<b>Value Per SqFt</b>		178.55			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	198,378		
<b>Lot Value</b>	72,123		
<b>Indicated Value</b>	270,501	178.55	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,509		
<b>Total Value</b>	272,010	179.54	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	12383	18x6		108	29.18		3,151
PRCH	SLAB PORCH - COVERED	12384	20x12		240	28.67		6,881



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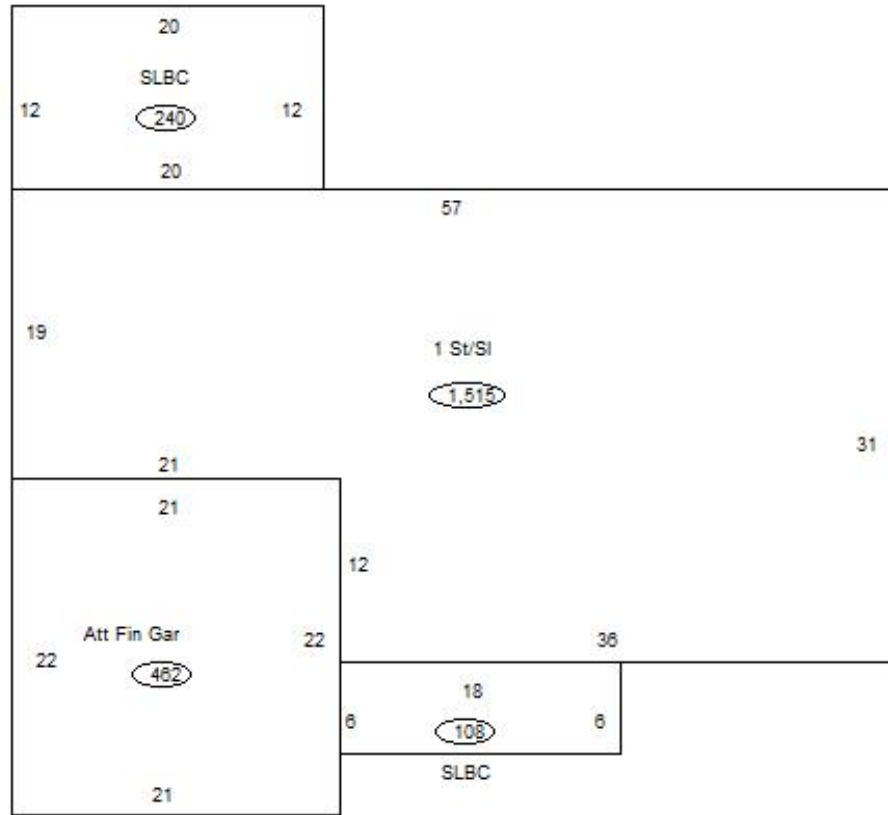
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,515	1.000	1,515
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						<b>1,515</b>		<b>1,515</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x12x8	Plank	Formed Metal	216
	Qual	3	Cond	3	Year	1990
				Eff Age	27	

Valuation Summary	Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
Base Cost (24.09 x 216)	5,203		5,203	3,694
				1,509