



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:38:12
Page 1

Assessment Data					Primary Image				
Account	660010545								
Parcel ID	000000-00-0-10295-006-0012								
Cadastral ID	10-21-16-00930								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	64054								
GUNKEL, CHARLES A &									
DEBORAH M									
1025 FAULKNER DR									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01025 N FAULKNER DR								
Subdivision	OAKWOOD II								
Lot/Block	0012 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	10 / 21 / 16 / 5								
Neighborhood	1182 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lot/Long: 36.31604194 -95.58875620									
LOT 12 LESS N 6' BLOCK 6 OAKWOOD II									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1436/389	GRIGGS, DEBRA F	12/18/2002	159,000	YES					
593/371	WEBBER, CARLENE K	01/22/1991	64,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2003	Land Value	68,140	36,363	11%	4,000	Assessed	26,786	
Year Frozen	0	Improvements	218,404	207,145		22,786	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	286,544	243,508		26,786	Total Taxable	25,786	
								-93.00	
								2,383.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660010545	GUNKEL, CHARLES A &	17	279,121	1000	25,005	2,311.00		
2024	2024-660010545	GUNKEL, CHARLES A &	17	259,325	1000	24,248	2,241.00		
2023	2023-660010545	GUNKEL, CHARLES A &	17	238,294	1000	23,513	2,154.00		
2022	2022-660010545	GUNKEL, CHARLES A &	17	216,356	1000	22,799	2,111.00		
2021	2021-660010545	GUNKEL, CHARLES A &	17	217,830	1000	22,949	2,026.00		
2020	2020-660010545	GUNKEL, CHARLES A &	17	214,143	1000	22,252	2,038.00		
2019	2019-660010545	GUNKEL, CHARLES A &	17	205,223	1000	21,575	1,998.00		
2018	2018-660010545	GUNKEL, CHARLES A &	17	213,586	1000	22,392	2,069.00		
2017	2017-660010545	GUNKEL, CHARLES A &	17	211,726	1000	21,711	1,994.00		
2016	2016-660010545	GUNKEL, CHARLES A &	17	206,034	1000	21,049	1,976.00		
2015	2015-660010545	GUNKEL, CHARLES A &	17	199,173	1000	20,407	1,841.00		
2014	2014-660010545	GUNKEL, CHARLES A &	17	200,840	1000	19,784	1,835.00		
2013	2013-660010545	GUNKEL, CHARLES A &	17	183,438	1000	19,178	1,755.00		



Rogers

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Date 04/16/2026
 Time 22:38:12
 Page 2

Lot Data		Square-Foot - NBHD 1182 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.3129		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,628.00 x 5.00 = 68,140		
Factor Value			
Adjustments	1.0000		
Lot Value	68,140		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-23\IMG_0001 6/23/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,679 / 2,679
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,679
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	272,063	101.55	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	260,540		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.18	Total Misc Impr	+ 10,473				
Roofing Adj	+ 4.46	Garage Cost	+ 16,086				
Subfloor Adj	+ -2.11	Total RCN	= 364,006				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 145,602				
Plumbing Adj	+ 8.79	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 218,404				
Adj Base Cost	= 125.96	Lot Value	+ 68,140				
Total Area	x 2,679	Indicated Value	= 286,544				
Adjusted Cost	= 337,447	Value Per SqFt	106.96				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	218,404		
Lot Value	68,140		
Indicated Value	286,544	106.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	286,544	106.96	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	24750	4x2		8	26.90		215
PRCH	SLAB PORCH - COVERED	24751	16x11		176	26.38		4,643



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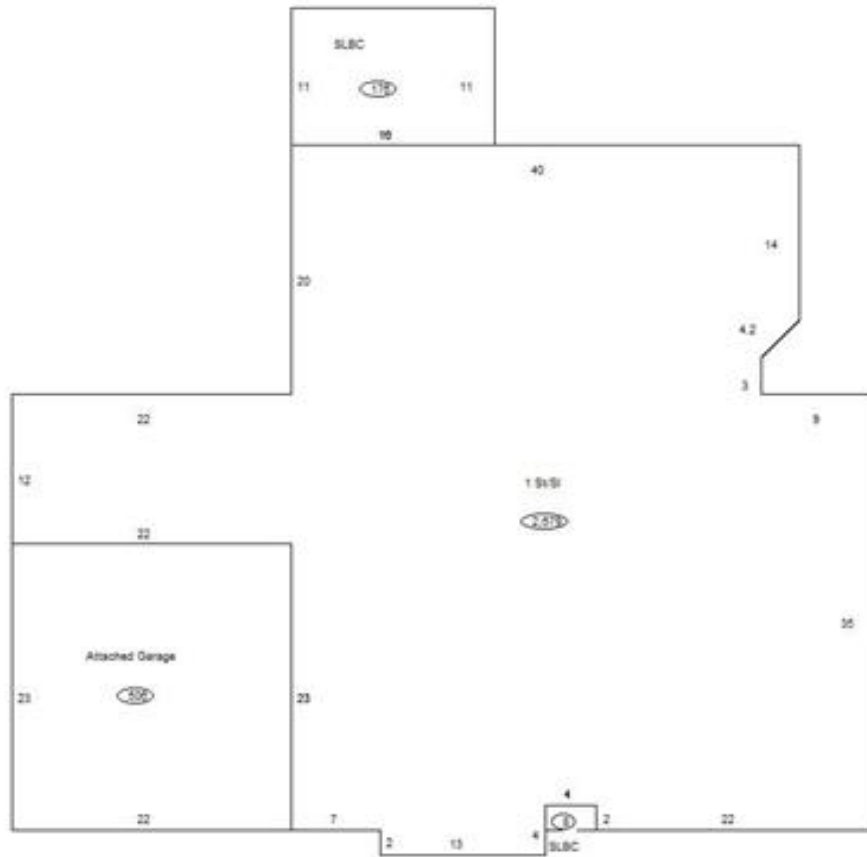
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Date 04/16/2026
 Time 22:38:12
 Page 3

Sketch Image

660010545



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,679	1.000	2,679
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	8	1.000	8
4	M	PRCH		10	SLBC	176	1.000	176
Total Building Area						2,679		2,679



Rogers


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Date 04/16/2026
Time 22:38:12
Page 4

660010545

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						