



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	660012747				<p>660012747_001.JPG 12/18/2025</p>				
Parcel ID	21N17E-12-4-00000-000-0000								
Cadastral ID	12-21-17-01600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	342170								
BURFORD, DANIEL JAMES									
521 S CHOCTAW AVE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	20704 S 4250 RD								
Subdivision									
Lot/Block	/	Parcel Size	30 - Acres						
Sec/Twn/Rng	12 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.30933581 -95.43812155									
Building Permits									
N2 SE SE & SW SE SE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	BURFORD, MICHAEL BRICE	08/02/2023	0	4
					/	BURFORD, DONALD EUGENE	12/08/2020	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value	2,777	2,777	11%	305	Assessed	6,449	634.07
Year Frozen	0	Improvements	55,857	55,857		6,144	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	58,634	58,634		6,449	Total Taxable	6,449	634.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660012747	BURFORD, DANIEL JAMES			94	57,464	0	6,321	621.00
2024	2024-660012747	BURFORD, DANIEL JAMES			94	69,742	0	6,199	649.00
2023	2023-660012747	BURFORD, DANIEL JAMES			94	54,721	0	6,019	642.00
2022	2022-660012747	BURFORD, MICHAEL BRICE			94	54,721	0	6,019	648.00
2021	2021-660012747	BURFORD, MICHAEL BRICE			94	53,276	1000	4,860	523.00
2020	2020-660012747	BURFORD, DONALD EUGENE			94	53,942	1000	4,830	516.00
2019	2019-660012747	BURFORD, DONALD EUGENE			94	51,753	1000	4,660	491.00
2018	2018-660012747	BURFORD, DONALD EUGENE			94	56,140	1000	4,495	478.00
2017	2017-660012747	BURFORD, DONALD EUGENE			94	55,627	1000	4,335	456.00
2016	2016-660012747	BURFORD, DONALD EUGENE			94	53,980	1000	4,180	438.00
2015	2015-660012747	BURFORD, DONALD EUGENE			94	52,852	1000	4,029	432.00
2014	2014-660012747	BURFORD, DONALD EUGENE			94	54,042	1000	3,883	407.00
2013	2013-660012747	BURFORD, DONALD EUGENE			94	52,411	1000	3,741	386.00



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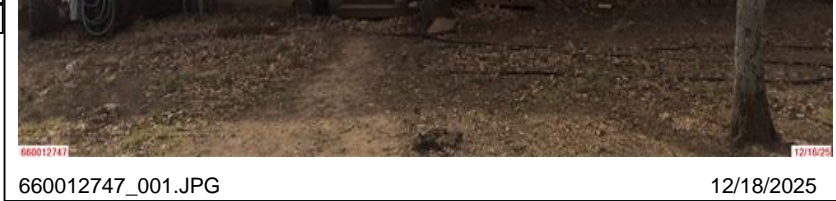
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments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

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 55



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	90.48	Total Misc Impr	+ 17,539				
Roofing Adj	+ 4.07	Garage Cost	+ 0				
Subfloor Adj	+ 2.37	Total RCN	= 149,339				
Heat/Cool Adj	+ 10.30	Depreciation (63%)	- 94,084				
Plumbing Adj	+ 7.19	Lump Sums	+ 602				
Basement Adj	+ 0.00	RCNLD	= 55,857				
Adj Base Cost	= 114.41	Lot Value	+ 0				
Total Area	x 1,152	Indicated Value	= 55,857				
Adjusted Cost	= 131,800	Value Per SqFt	48.49				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,857		
Lot Value			
Indicated Value	55,857	48.49	Per SqFt
Agland Value	2,777		
Site Improvements			
Total Value	58,634	50.90	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	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	30887	24x10		240	54.01		12,962
WODO	WOOD DECK - OPEN	30888	10x8		80	25.07	70%	602



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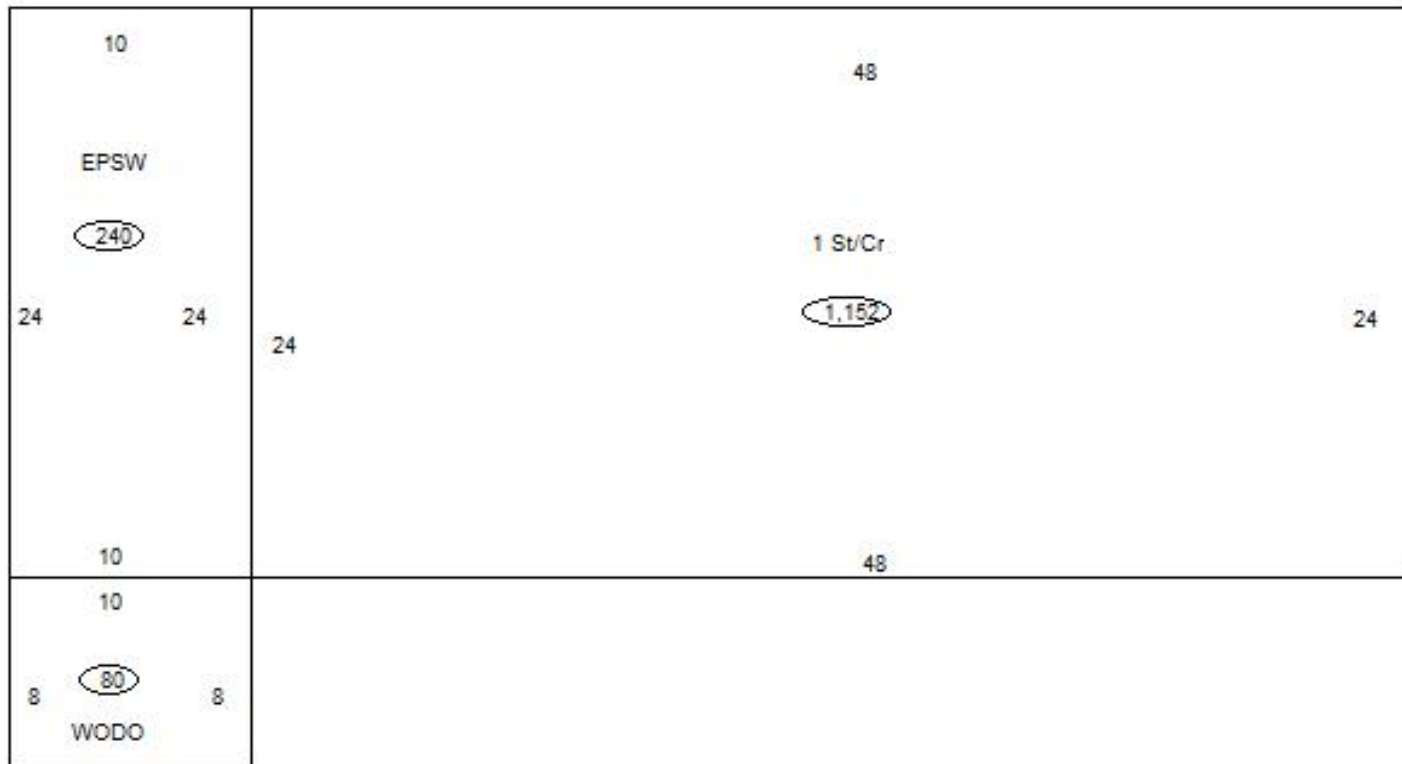
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,152	1.000	1,152
2	M	EPSW		10	EPSW	240	1.000	240
3	M	WODO		10	WODO	80	1.000	80
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.20 x 400) 1,680			1,680	1,680	
	EQSH	Equipment Shed - NCV	44x26x8	Dirt	Galvanized Metal	1,144
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (12.91 x 1,144) 14,769			14,769	14,769	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		1.000	92	92	92	92
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		13.000	36	36	468	468
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47	0		4.000	85	85	338	338
TMBR Totals						18.000			898	898
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		3.000	122	122	367	367
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80	0		3.000	192	192	576	576
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35	0		3.000	84	84	252	252
VD	VERDIGRIS SILT LOAM	NTV PST	95	0		3.000	228	228	684	684
NTV PST Totals						12.000			1,879	1,879
Total Agland						30.000			2,777	2,777