



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 660018240 Parcel ID 000000-00-0-10400-001-0006 Cadastral ID 20-21-16-03060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 284920 DUNCAN, DANIEL TED & DIANNA MECHELL 1710 S MISSOURI CLAREMORE OK 74017-0000 Parcel Location Situs 01710 S MISSOURI AVE Subdivision SOUTH POINTE Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (268)\IMG_0015.JPG 9/13/2023</p>														
Legal Description Lat/Long: 36.29178430 -95.61782745																			
LOT 6 BLOCK 1 SOUTH POINTE					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										
H	Homestead	No	1,000		1574/559	KESSLER, JEFF P &	03/12/2004	105,500	YES										
					935/595	CALLISON, JOHN L	11/03/1993	75,500	Yes										
					806/752			64,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2005		Land Value 44,560	20,073	11%	2,208	Assessed	15,060	1,392.00										
Year Frozen	0		Improvements 117,560	116,832		12,852	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 162,120	136,905		15,060	Total Taxable	15,060	1,392.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018240	DUNCAN, DANIEL TED &			17	160,475	0	14,343	1,326.00										
2024	2024-660018240	DUNCAN, DANIEL TED &			17	156,955	1000	12,660	1,170.00										
2023	2023-660018240	DUNCAN, DANIEL TED &			17	120,562	1000	12,262	1,123.00										
2022	2022-660018240	DUNCAN, DANIEL TED &			17	117,131	1000	11,884	1,100.00										
2021	2021-660018240	DUNCAN, DANIEL TED &			17	124,957	1000	12,745	1,125.00										
2020	2020-660018240	DUNCAN, DANIEL TED &			17	122,897	1000	12,519	1,146.00										
2019	2019-660018240	DUNCAN, DANIEL TED &			17	123,782	1000	12,616	1,168.00										
2018	2018-660018240	DUNCAN, DANIEL TED &			17	127,545	1000	13,030	1,204.00										
2017	2017-660018240	DUNCAN, DANIEL TED &			17	126,477	1000	12,631	1,160.00										
2016	2016-660018240	DUNCAN, DANIEL TED &			17	123,135	1000	12,234	1,148.00										
2015	2015-660018240	DUNCAN, DANIEL TED &			17	121,347	1000	11,848	1,069.00										
2014	2014-660018240	DUNCAN, DANIEL TED &			17	122,395	1000	11,474	1,064.00										
2013	2013-660018240	DUNCAN, DANIEL TED &			17	115,725	1000	11,111	1,017.00										



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1809 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,880.00 x 5.65 = 44,560 Factor Value Adjustments 1.0000 Lot Value 44,560		<p>\\tsclient\A\TOMMY DUNLAP\New folder (268)\IMG_0015.JPG 9/13/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	978 / 1,735
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	978
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 37

Cost Approach				Manual : 01/2025			
Base Cost	85.16	Total Misc Impr	+ 11,962	Roofing Adj	+ 2.78	Garage Cost	+ 12,487
Subfloor Adj	+ -0.73	Total RCN	= 213,373	Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 98,152
Plumbing Adj	+ 10.21	Lump Sums	+ 2,339	Basement Adj	+ 0.00	RCNLD	= 117,560
Adj Base Cost	= 108.89	Lot Value	+ 44,560	Total Area	x 1,735	Indicated Value	= 162,120
		Value Per SqFt	93.44	Adjusted Cost	= 188,924		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	181,497	104.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	187,690		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,560		
Lot Value	44,560		
Indicated Value	162,120	93.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	162,120	93.44	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	44009	266		266	23.36		6,214
WODO	WOOD DECK - OPEN	44010	26x10		260	17.99	50%	2,339
PATO	SLAB PORCH - OPEN	44012	12x5		60	10.86		652
SHLT	STORM SHELTER-GARAGE			2025	1	0.00		



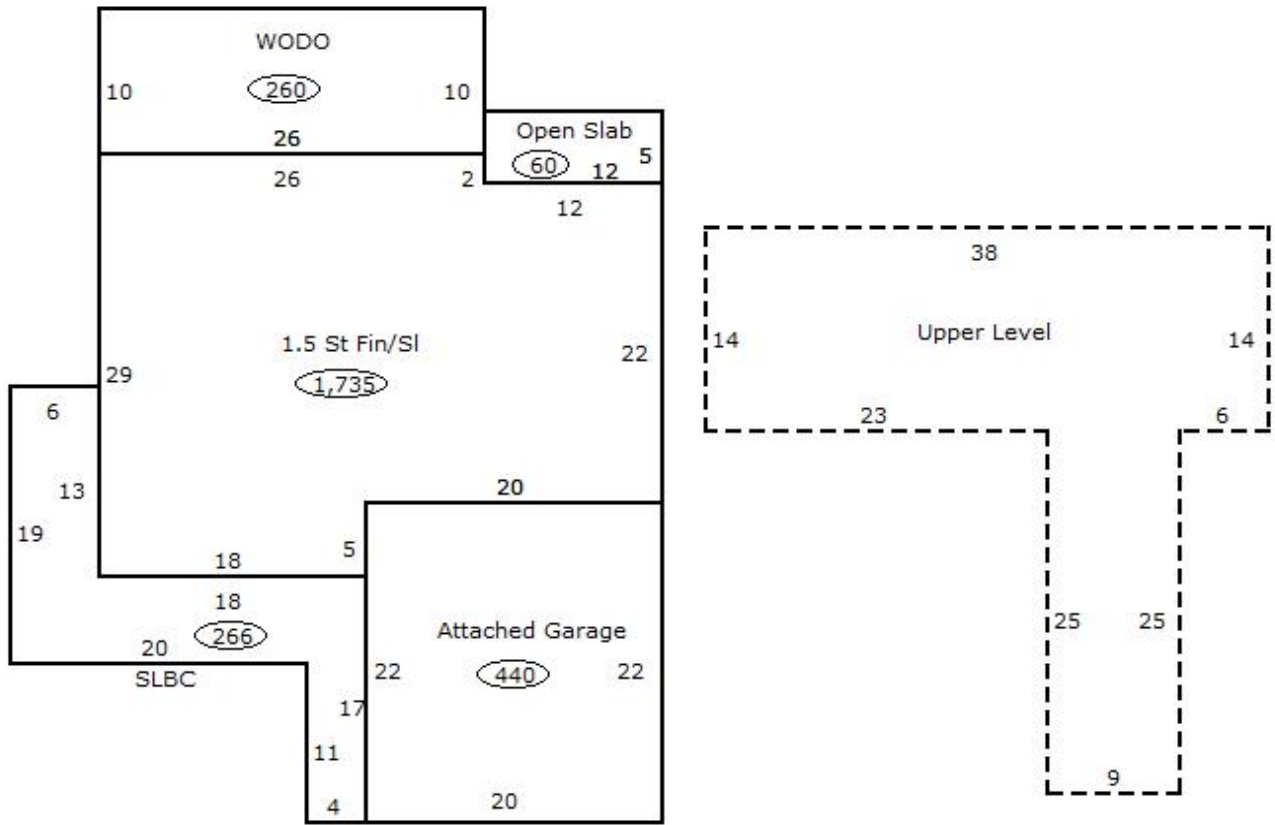
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	978	1.774	1,735
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	266	1.000	266
4	M	WODO		13	WODO	260	1.000	260
5	U	^UL	Overhang	13	Upper Level	757	1.000	757
6	M	PATO		13	Open Slab	60	1.000	60
Total Building Area						978		1,735



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				