



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:32:44
Page 1

Assessment Data					Primary Image				
Account	660018344								
Parcel ID	000000-00-0-10400-006-0001								
Cadastral ID	20-21-16-04190								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	346826								
DAHL, JOSHUA & KINZIE BYNUM									
2008 S MISSOURI CT CLAREMORE OK 74019-0000									
Parcel Location									
Situs	02008 MISSOURI CT								
Subdivision	SOUTH POINTE								
Lot/Block	0001 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28943550 -95.61814103									
Building Permits									
LOT 1 BLOCK 6 SOUTH POINTE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	M AND D CONTRACTING LLC	04/08/2025	165,000	YES
					/	GMRP LLC	05/17/2022	0	6
					/	WHITWELL PROPERTIES LLC	08/22/2019	85,000	YES
					2699/319	WHITWELL, JOHN D	03/16/2018	0	4
					2235/727	COX, BENJAMIN A & AMY D	03/30/2012	85,000	YES
					1388/200	JEFFERS, BRIAN S	06/28/2002	70,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	71,260	71,260	11%	7,839	Assessed	18,150	1,677.60
Year Frozen	0	Improvements	93,740	93,740		10,311	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	165,000	165,000		18,150	Total Taxable	18,150	1,678.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018344	DAHL, JOSHUA &	17	127,454	0	11,996	1,109.00		
2024	2024-660018344	M AND D CONTRACTING LLC	17	130,491	0	11,426	1,056.00		
2023	2023-660018344	M AND D CONTRACTING LLC	17	103,970	0	10,881	997.00		
2022	2022-660018344	M AND D CONTRACTING LLC	17	101,704	0	10,363	959.00		
2021	2021-660018344	GMRP LLC	17	89,724	0	9,870	872.00		
2020	2020-660018344	GMRP LLC	17	88,298	0	9,713	889.00		
2019	2019-660018344	GMRP LLC	17	88,006	0	9,681	897.00		
2018	2018-660018344	WHITWELL PROPERTIES LLC	17	91,304	0	10,043	928.00		
2017	2017-660018344	WHITWELL, JOHN D	17	90,566	0	9,962	915.00		
2016	2016-660018344	WHITWELL, JOHN D	17	88,282	0	9,711	911.00		
2015	2015-660018344	WHITWELL, JOHN D	17	88,267	0	9,709	876.00		
2014	2014-660018344	WHITWELL, JOHN D	17	89,810	0	9,712	901.00		
2013	2013-660018344	WHITWELL, JOHN D	17	84,088	0	9,250	846.00		



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Time 23:32:45
Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1696		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,389.00 x 5.90 = 43,578		
Factor Value			
Adjustments	1.6352		
Lot Value	71,260		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	1,046 / 1,046
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,046
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	266 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1986 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	107,732 102.99 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	124,710 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	93,740
Lot Value	71,260
Indicated Value	165,000 157.74 Per SqFt
Agland Value	
Site Improvements	
Total Value	165,000 157.74 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.42	Total Misc Impr	+ 5,115
Roofing Adj	+ 4.36	Garage Cost	+ 7,448
Subfloor Adj	+ 0.00	Total RCN	= 135,855
Heat/Cool Adj	+ 10.30	Depreciation (31%)	- 42,115
Plumbing Adj	+ 4.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 93,740
Adj Base Cost	= 117.87	Lot Value	+ 71,260
Total Area	x 1,046	Indicated Value	= 165,000
Adjusted Cost	= 123,292	Value Per SqFt	157.74

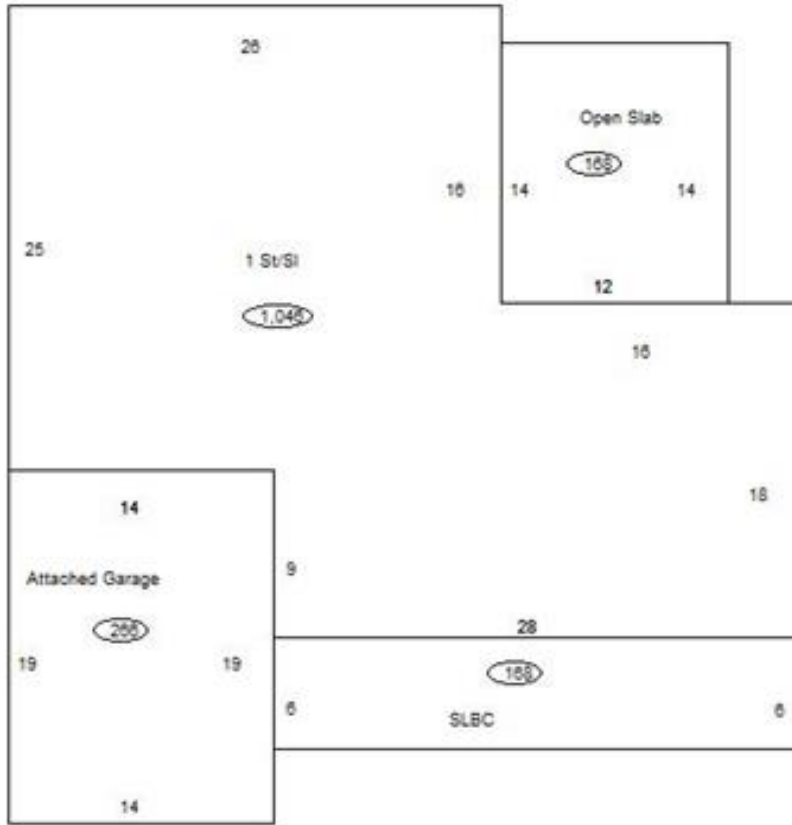
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44450	28x6		168	20.77		3,489
PATO	SLAB PORCH - OPEN	44451	14x12		168	9.68		1,626
SHLT	STORM SHELTER			1 2019	1	0.00		



Sketch Image

660018344



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,046	1.000	1,046
2	G	1		10	Attached Garage	266	1.000	266
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PATO		10	Open Slab	168	1.000	168
Total Building Area						1,046		1,046



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Time 23:32:45
Page 4

660018344

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)						