



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:50:56
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660025860 Parcel ID 000000-00-0-00852-001-0001 Cadastral ID 30-21-16-08080 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 314524 MCMILLON, LARRY & CAROLYN 23225 DOGWOOD CT CLAREMORE OK 74019-0000 Parcel Location Situs 23225 S DOGWOOD CT Subdivision TWIN OAKS ESTATES III Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27558445 -95.63535867 LOT 1 BLOCK 1 TWIN OAKS EST. 3																																																																																																																									
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		 <p style="text-align: right; color: orange;">02/27/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (150)\IMG_0011.JPG 2/27/2023</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5351	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	23,307.00 x 2.00 = 46,614	
Factor Value		
Adjustments	1.0000	
Lot Value	46,614	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,939 / 1,939
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,939
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach		Manual : 01/2025	
Base Cost	102.41	Total Misc Impr	+ 15,197
Roofing Adj	+ 4.73	Garage Cost	+ 16,032
Subfloor Adj	+ -2.22	Total RCN	= 274,690
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 107,129
Plumbing Adj	+ 8.00	Lump Sums	+ 9,773
Basement Adj	+ 0.00	RCNLD	= 177,334
Adj Base Cost	= 125.56	Lot Value	+ 46,614
Total Area	x 1,939	Indicated Value	= 223,948
Adjusted Cost	= 243,461	Value Per SqFt	115.50

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	230,154 118.70 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	186,970 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	177,334
Lot Value	46,614
Indicated Value	223,948 115.50 Per SqFt
Agland Value	
Site Improvements	
Total Value	223,948 115.50 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	63189		105	105	26.60		2,793
PRCH	SLAB PORCH - COVERED	63190		260	260	26.11		6,789
WODO	WOOD DECK - OPEN	63191		722	722	16.92	20%	9,773

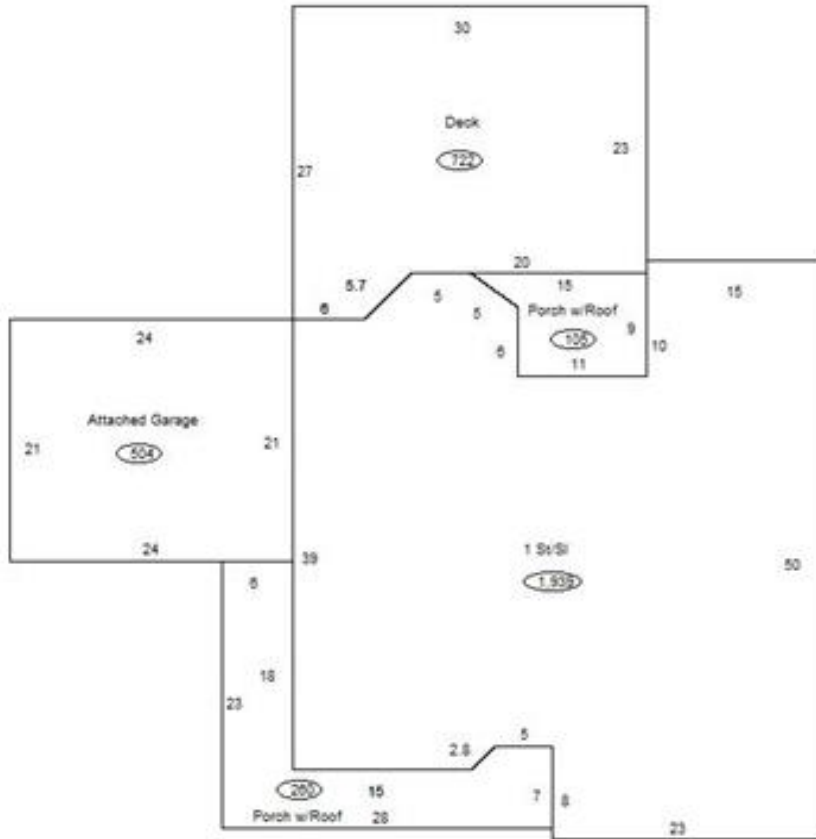


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Sketch Image

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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/Sl	1,939	1.000	1,939
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	260	1.000	260
5	M	WODO		13	WODO	722	1.000	722
Total Building Area						1,939		1,939



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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 (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						