



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 04:37:46

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Assessment Data					Primary Image																																																																																																																				
Account 660026104 Parcel ID 000000-00-0-00657-002-0002 Cadastral ID 30-23-17-03090 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 283928 LUND, DAWN 11956 S RAWHIDE RD CLAREMORE OK 74017-0000 Parcel Location Situs 11956 S RAWHIDE RD Subdivision RAWHIDE ACRES 2 Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 23 / 17 / 5 Neighborhood 1097 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.43885119 -95.53661787																																																																																																																									
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Lot Data		Square-Foot - NBHD 1097 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2213		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	53,201.00 x .45 = 24,190		
Factor Value			
Adjustments	1.0000		
Lot Value	24,190		



Residential Data

Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	24,190
Indicated Value	24,190 0.00 Per SqFt
Agland Value	
Site Improvements	28,129
Total Value	52,319 0.00 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	24,190
Total Area	x	Indicated Value	=	24,190
Adjusted Cost	= 0	Value Per SqFt		0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	20x40x8	Base	Composition Shingle	800	
	Qual	2	Cond 2	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
	Base Cost (30.22 x 800)		24,176		24,176	725	23,451
	SHDS	Shed - Small	8x8x6	Plank	Composition Shingle	64	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ 100% Func)		RCNLD
	Base Cost (32.15 x 64)		2,058		2,058	2,058	
	SHDS	Shed - Small	16x14x8	Plank	Formed Metal	224	
	Qual	4	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
	Base Cost (25.78 x 224)		5,775		5,775	1,097	4,678



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



\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-22\IMG_001: 10/26/2020

Residential Data	
Type	6 Mobile Home 76 x 28
Condition	3.5 - Average
Quality	3 - Average
Architecture	2DW EXCP DWIDE MH - GOOD
Style	67% Double Wide 33% Add On - Average Finish
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	3,178 / 3,178
Style	67% Double Wide - 33% Add On - Average Finish
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	94,721		
Lot Value			
Indicated Value	94,721	29.81	Per SqFt
Agland Value			
Site Improvements	426		
Total Value	95,147	29.94	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	54.13	Total Misc Impr	+	0
Roofing Adj	+ 2.33	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	195,638
Heat/Cool Adj	+ 1.36	Depreciation (54%)	-	105,645
Plumbing Adj	+ 3.74	Lump Sums	+	4,728
Basement Adj	+ 0.00	RCNLD	=	94,721
Adj Base Cost	= 61.56	Lot Value	+	
Total Area	x 3,178	Indicated Value	=	94,721
Adjusted Cost	= 195,638	Value Per SqFt		29.81

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	132569	20x10		200	38.56	100%	
WODO	Wood Deck - Open	132570	14x10		140	25.08	40%	2,107
WODO	WOOD DECK - OPEN	148484	16x6		96	27.30		2,621



Rogers

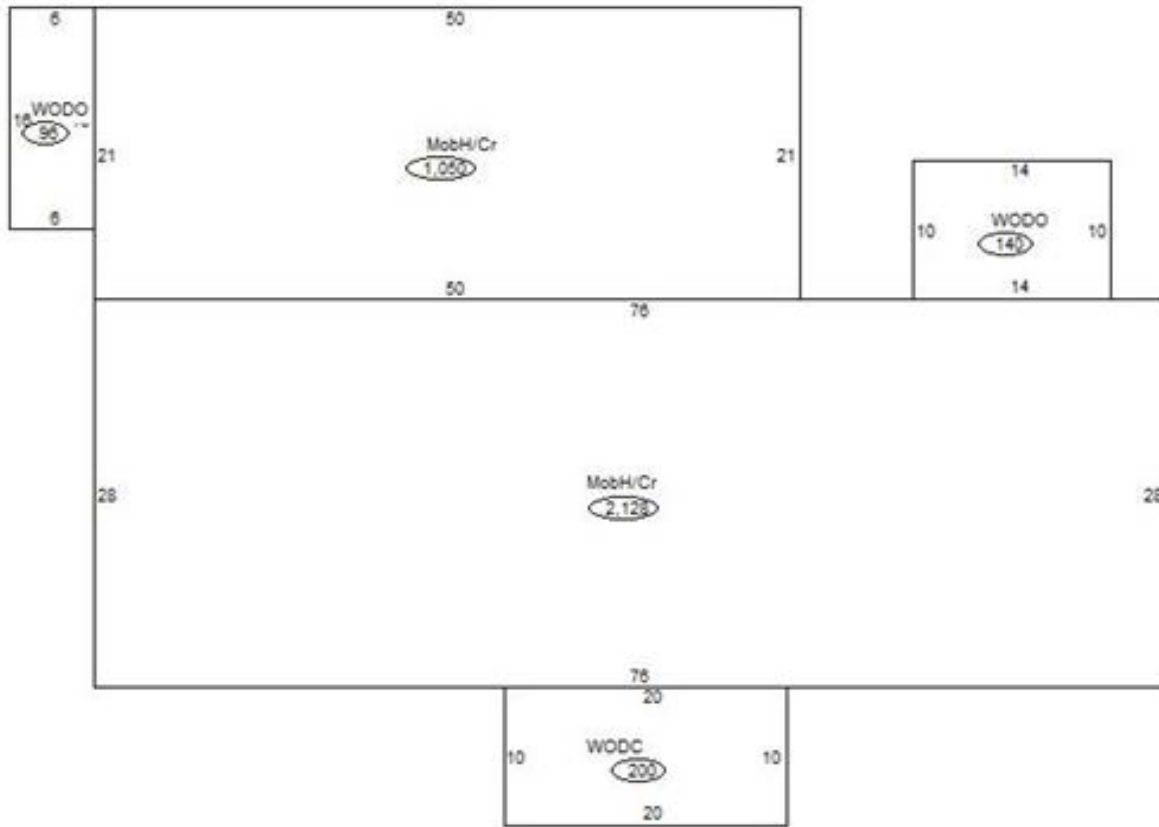
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	13	MobH/Cr	2,128	1.000	2,128
2	R	20	Crawl	13	MobH/Cr	1,050	1.000	1,050
3	M	WODC		13	WODC	200	1.000	200
4	M	WODO		13	WODO	140	1.000	140
5	M	WODO		13	WODO	96	1.000	96
Total Building Area						3,178		3,178



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	12x20x8	Concrete	Composition Shingle	240
	Qual 3	Cond 2	Year 1995	Eff Age 31		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (8.87 x 240)	2,129		2,129	1,703	426