



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:54:52
Page 1

Assessment Data					Primary Image																																																	
Account 660027241 Parcel ID 000000-00-0-00831-005-0008 Cadastral ID 31-22-15-03235 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 347601 DUNCAN, DAVID WAYNE & JULIE LYNNE 650 BUCKINGHAM DR CLAREMORE OK 74017-0000 Parcel Location Situs 04970 REDBUD DR Subdivision TRAILS END ESTATES Lot/Block 0008 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					No Image On File																																																	
Legal Description Lat/Long: 36.34753375 -95.74071904					Building Permits																																																	
LOT 8 BLOCK 5 TRAILS END ESTATES					<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																																													
					/	DUNCAN, DAVID WAYNE & JULIE-LYN	07/15/2025	0	4																																													
					/	STRODE, JAMES R &	12/01/2020	152,000	WG																																													
					2661/929	STRODE, JAMES R &	09/18/2017	0	WB																																													
					1113/224	SOKOLOSKY, D M &	05/15/1998	47,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>112.698</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value 71,234</td> <td>34,728</td> <td>11%</td> <td>3,820</td> <td>Assessed</td> <td>3,820</td> <td>430.51</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 0</td> <td>0</td> <td></td> <td>0</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 71,234</td> <td>34,728</td> <td></td> <td>3,820</td> <td>Total Taxable</td> <td>3,820</td> <td>431.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2021	Land Value 71,234	34,728	11%	3,820	Assessed	3,820	430.51	Year Frozen	0	Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 71,234	34,728		3,820	Total Taxable	3,820	431.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027241	DUNCAN, DAVID WAYNE &	28	71,234	0	3,638	410.00																																															
2024	2024-660027241	DUNCAN, DAVID & JULIE	28	85,997	0	3,465	396.00																																															
2023	2023-660027241	DUNCAN, DAVID & JULIE	28	30,000	0	3,300	372.00																																															
2022	2022-660027241	DUNCAN, DAVID & JULIE	28	30,000	0	3,300	369.00																																															
2021	2021-660027241	DUNCAN, DAVID & JULIE	28	30,000	0	3,300	374.00																																															
2020	2020-660027241	STRODE, JAMES R &	28	30,000	0	3,300	375.00																																															
2019	2019-660027241	STRODE, JAMES R &	28	30,000	0	3,300	372.00																																															
2018	2018-660027241	STRODE, JAMES R &	28	30,000	0	3,300	375.00																																															
2017	2017-660027241	STRODE, JAMES R &	28	30,000	0	3,300	370.00																																															
2016	2016-660027241	STRODE, JAMES R &	28	30,000	0	3,300	362.00																																															
2015	2015-660027241	STRODE, JAMES R &	28	30,000	0	3,300	366.00																																															
2014	2014-660027241	STRODE, JAMES R &	28	30,000	0	3,300	356.00																																															
2013	2013-660027241	STRODE, JAMES R &	28	30,000	0	3,300	355.00																																															



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 Page 2

Lot Data		Square-Foot - NBHD 1132 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	72796							
Non-Ag Acres	1.5928							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	69,381.00 x 1.03 = 71,234							
Factor Value								
Adjustments								
Lot Value	71,234							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	71,234			
Cost Approach		Manual : 01/2025		Indicated Value	71,234			
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value	71,234			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0		0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 71,234					
Total Area	x	Indicated Value	= 71,234					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value