



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 660063222 Parcel ID 000000-00-0-00680-002-0006 Cadastral ID 11-21-15-04950 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 266161 STINNETT, CYNTHIA L & BRENDEN DUKE 20277 S RIVER RANCH W CLAREMORE OK 74019-0000 Parcel Location Situs 20277 S RIVER RANCH RD W Subdivision RIVER RANCH II Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0060. 7/25/2022</p>														
Legal Description Lat/Long: 36.31627981 -95.67602282																			
LOT 6 BLOCK 2 RIVER RANCH II					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	Yes	1,000	1,000	1432/524	BASLER, J D & ASSOCIATES-INC	12/13/2002	151,000	YES										
					1395/735	YORK, DICK CO-TRUSTEE &-JIM SEIF	07/26/2002	20,000											
					1077/513	YORK, DICK & LISA K NUNN-YORK	06/30/1997	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax										
Remove Cap	2003		Land Value	58,225	29,780	11%	3,276	Assessed	27,056										
Year Frozen	0		Improvements	250,777	216,178		23,780	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	309,002	245,958		27,056	Total Taxable	26,056										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660063222	STINNETT, CYNTHIA L &			8	293,199	1000	25,268	2,704.00										
2024	2024-660063222	STINNETT, CYNTHIA L &			8	311,675	1000	24,503	2,622.00										
2023	2023-660063222	STINNETT, CYNTHIA L &			8	235,707	1000	23,760	2,523.00										
2022	2022-660063222	STINNETT, CYNTHIA L &			8	222,074	1000	21,297	2,276.00										
2021	2021-660063222	STINNETT, CYNTHIA L &			8	196,795	1000	20,647	2,117.00										
2020	2020-660063222	STINNETT, CYNTHIA L &			8	195,439	1000	20,025	2,129.00										
2019	2019-660063222	STINNETT, CYNTHIA L &			8	185,566	1000	19,412	2,086.00										
2018	2018-660063222	STINNETT, CYNTHIA L &			8	190,407	1000	19,945	2,139.00										
2017	2017-660063222	STINNETT, CYNTHIA L &			8	188,839	1000	19,772	2,086.00										
2016	2016-660063222	STINNETT, CYNTHIA L &			8	183,920	1000	19,184	2,082.00										
2015	2015-660063222	STINNETT, CYNTHIA L &			8	178,148	1000	18,596	1,927.00										
2014	2014-660063222	STINNETT, CYNTHIA L &			8	181,239	1000	18,310	1,925.00										
2013	2013-660063222	STINNETT, CYNTHIA L &			8	170,433	1000	17,748	1,839.00										



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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.992	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,210.00 x 1.35 = 58,225	
Factor Value		
Adjustments	1.0000	
Lot Value	58,225	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,894 / 1,894
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,894
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	259,205	136.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	272,700		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	223,094		
Lot Value	58,225		
Indicated Value	281,319	148.53	Per SqFt
Agland Value			
Site Improvements	27,683		
Total Value	309,002	163.15	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.74	Total Misc Impr	+	13,758			
Roofing Adj	+ 4.75	Garage Cost	+	14,968			
Subfloor Adj	+ -2.25	Total RCN	=	278,867			
Heat/Cool Adj	+ 12.64	Depreciation (20%)	-	55,773			
Plumbing Adj	+ 8.19	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	223,094			
Adj Base Cost	= 132.07	Lot Value	+	58,225			
Total Area	x 1,894	Indicated Value	=	281,319			
Adjusted Cost	= 250,141	Value Per SqFt		148.53			

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	81026		62	62	26.74		1,658
PRCH	SLAB PORCH - COVERED	81027		248	248	26.15		6,485



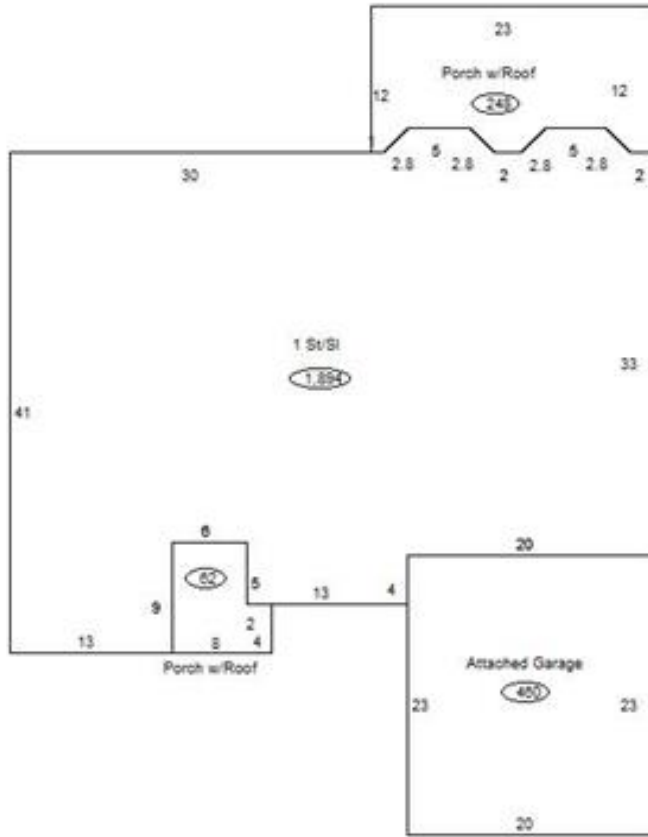
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Sketch Image

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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	1,894	1.000	1,894
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	62	1.000	62
4	M	PRCH		13	SLBC	248	1.000	248
Total Building Area						1,894		1,894



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x36x0			864
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (34.24 x 864)		29,583	29,583	2,071	27,512
	LNT0	Lean To - Attached	4x6x0			24
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (9.50 x 24)		228	228	57	171
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					