



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:16:06
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Assessment Data					Primary Image																																																																																																																				
Account 660083541 Parcel ID 000000-00-0-00796-001-0007 Cadastral ID 14-21-15-03580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 305680 DUNLAP, JAMES R & DEBRA H REVOCABLE LIVING TRUST 21500 S CALEN DR CLAREMORE OK 74019-0000 Parcel Location Situs 21500 S CALEN DR Subdivision SUNNY SIDE Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29977862 -95.67308975																																																																																																																									
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4184		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	61,785.00 x 1.20 =	74,339	
Factor Value			
Adjustments	1.0000		
Lot Value		74,339	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	2,213 / 2,213
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,213
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	670 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	283,475 128.10 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	292,420 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	254,820
Lot Value	74,339
Indicated Value	329,159 148.74 Per SqFt
Agland Value	
Site Improvements	5,627
Total Value	334,786 151.28 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.95	Total Misc Impr	+ 8,726
Roofing Adj	+ 4.59	Garage Cost	+ 20,174
Subfloor Adj	+ -2.19	Total RCN	= 298,466
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 50,739
Plumbing Adj	+ 8.82	Lump Sums	+ 7,093
Basement Adj	+ 0.00	RCNLD	= 254,820
Adj Base Cost	= 121.81	Lot Value	+ 74,339
Total Area	x 2,213	Indicated Value	= 329,159
Adjusted Cost	= 269,566	Value Per SqFt	148.74

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	101691	18x15		270	28.84		7,787
PRCH	SLAB PORCH - COVERED	101693	7x5		35	26.82		939
WODO	WOOD DECK - OPEN	101694	440		440	16.97	5%	7,093



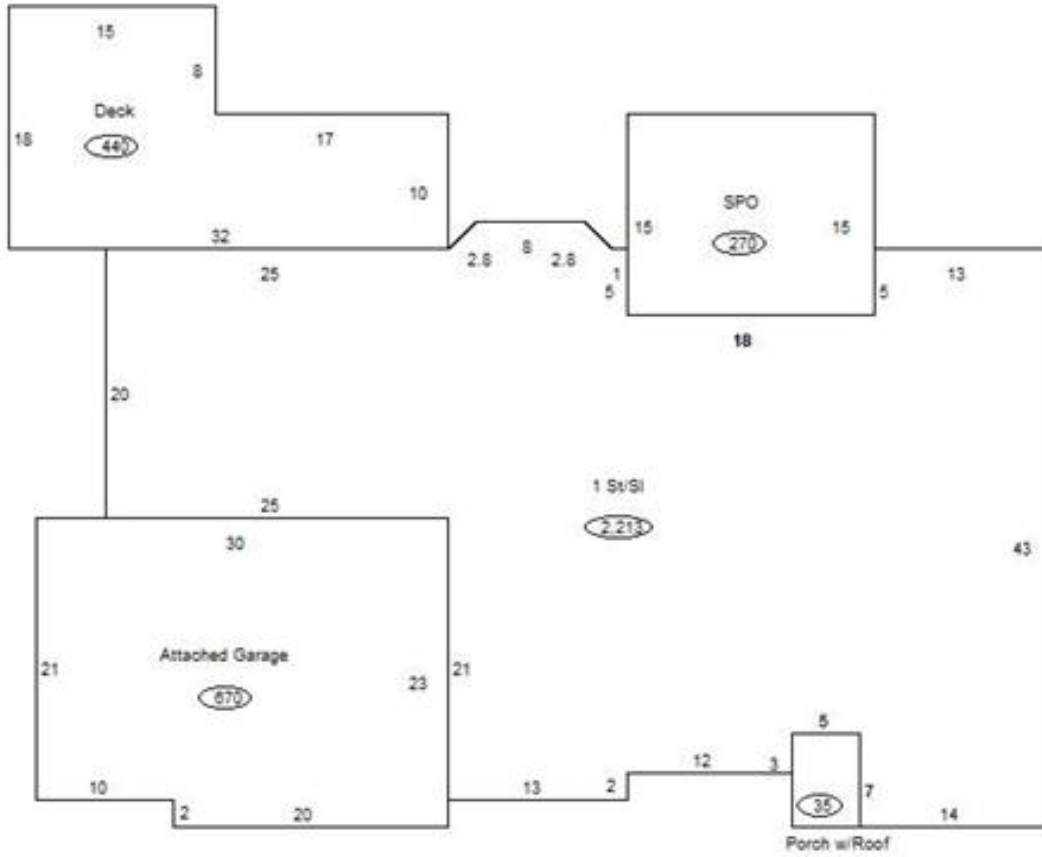
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Sketch Image

660083541



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,213	1.000	2,213
2	M	EPKS		13	Screen Porch	270	1.000	270
3	G	1		13	Attached Garage	670	1.000	670
4	M	PRCH		13	SLBC	35	1.000	35
5	M	WODO		13	WODO	440	1.000	440
Total Building Area						2,213		2,213



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STA	STG AVG	12x20x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (7.02 x 240)		1,685			1,685	169	1,516
	CPS	CARPORT SLAB	24x26x0			624	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (7.32 x 624)		4,568			4,568	457	4,111