



# 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	660093337				<p>660093337 12/15/25</p> <p>660093337_003.JPG 12/15/2025</p>				
Parcel ID	21N17E-29-3-00000-000-0000								
Cadastral ID	29-21-17-00310								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	291302								
DUNAWAY, KEVIN W &									
KASHA R									
17247 E 520 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	17247 E 520 RD								
Subdivision									
Lot/Block	0000 / 0000	Parcel Size	16.18 - Acres						
Sec/Twn/Rng	29 / 21 / 17 / 3								
Neighborhood	2117 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description									
Lat/Long: 36.26599148 -95.52189764									
E2 SW SW LESS & EXCEPT S394' E 331.50' AND LESS & EXCEPT S 208.71' W 208.71' THEREOF.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 056	R24 NEW POOL	08/2023	04/2024	69,560					
R14	R14-NEW SFR PER REVAL	07/2013	01/2014						
R13	R13-SPLIT/POSS IMPROVE	06/2011	12/2012						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2132/933	HILBERT, FRED F TRUSTEE	10/07/2010	80,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2011	Land Value	2,717	2,717	11%	299	Assessed	37,046 3,076.67	
Year Frozen	0	Improvements	379,780	334,067		36,747	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	382,497	336,784		37,046	Total Taxable	36,046 2,994.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093337	DUNAWAY, KEVIN W &	5	326,975	1000	34,967	2,904.00		
2024	2024-660093337	DUNAWAY, KEVIN W &	5	344,202	1000	34,271	2,860.00		
2023	2023-660093337	DUNAWAY, KEVIN W &	5	319,389	1000	30,040	2,501.00		
2022	2022-660093337	DUNAWAY, KEVIN W &	5	322,824	1000	29,136	2,424.00		
2021	2021-660093337	DUNAWAY, KEVIN W &	5	268,222	1000	28,259	2,397.00		
2020	2020-660093337	DUNAWAY, KEVIN W &	5	263,206	1000	27,407	2,320.00		
2019	2019-660093337	DUNAWAY, KEVIN W &	5	250,719	1000	26,579	2,302.00		
2018	2018-660093337	DUNAWAY, KEVIN W &	5	255,839	1000	27,142	2,353.00		
2017	2017-660093337	DUNAWAY, KEVIN W &	5	253,443	1000	26,838	2,189.00		
2016	2016-660093337	DUNAWAY, KEVIN W &	5	245,814	1000	26,028	2,220.00		
2015	2015-660093337	DUNAWAY, KEVIN W &	5	238,549	1000	25,241	2,133.00		
2014	2014-660093337	DUNAWAY, KEVIN W &	5	312,600	0	34,386	2,951.00		
2013	2013-660093337	DUNAWAY, KEVIN W &	5	74,018	0	8,142	709.00		



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	16.18	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 1	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	1,656 / 2,758
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,656
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	512 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2013 / 10

Cost Approach				Manual : 01/2025			
Base Cost	93.69	Total Misc Impr	+	20,465			
Roofing Adj	+ 3.94	Garage Cost	+	25,405			
Subfloor Adj	+ -2.15	Total RCN	=	371,479			
Heat/Cool Adj	+ 14.47	Depreciation ( 10%)	-	37,148			
Plumbing Adj	+ 8.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	334,331			
Adj Base Cost	= 118.06	Lot Value	+				
Total Area	x 2,758	Indicated Value	=	334,331			
Adjusted Cost	= 325,609	Value Per SqFt		121.22			



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	334,331		
Lot Value			
Indicated Value	334,331	121.22	Per SqFt
Agland Value	2,717		
Site Improvements	45,449		
Total Value	382,497	138.69	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	118542	22x10		220	28.73		6,321
PRCH	SLAB PORCH - COVERED	118543	30x9		270	28.57		7,714



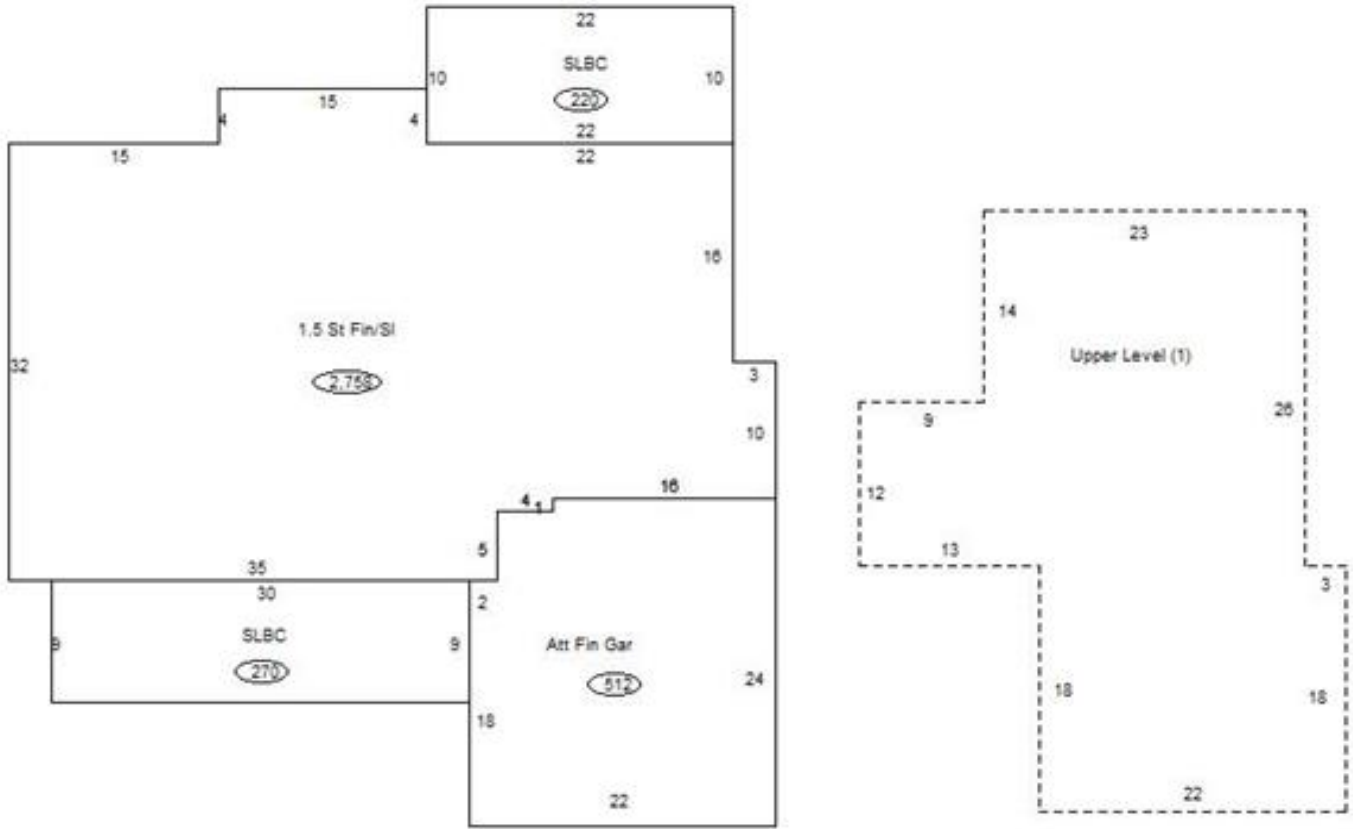
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,656	1.665	2,758
2	G	5		13	Att Fin Gar	512	1.000	512
3	U	^UL		13	Upper Level (1)	1,102	1.000	1,102
4	M	PRCH		13	SLBC	220	1.000	220
5	M	PRCH		13	SLBC	270	1.000	270
<b>Total Building Area</b>						1,656		2,758



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	20x34x0	Concrete		680
	Qual	6	Cond 6	Year 2023	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (66.83 x 680)		45,444		45,444	2,272
	SHDS	Shed - Small	10x8x8	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.87 x 80)		1,990		1,990	736
	LNT0	Lean To - Attached	8x10x8	Gravel	Formed Metal	80
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.97 x 80)		798		798	343
	LNT0	LEAN-TO	10x10x8	Gravel	Formed Metal	100
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.97 x 100)		997		997	429



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			7.730	143	143	1,104	1,104
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			2.000	84	84	168	168
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			6.450	224	224	1,445	1,445
<b>IMP PST Totals</b>						16.180			2,717	2,717
<b>Total Agland</b>						16.180			2,717	2,717