



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660104343 <b>Parcel ID</b> 00000-0-0-0000416-001-0003 <b>Cadastral ID</b> 30-21-16-13530 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 339689 DUNNICK, STEVEN II & HARLEIGH  23568 S MAE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23568 S MAE DR <b>Subdivision</b> KING RIDGE IV <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.27008918 -95.65032563				<b>Building Permits</b>															
LOT 3 BLOCK 1 KING RIDGE IV				<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>R20 49</td> <td>R22- NEW 1480 SQ FT SFR</td> <td>11/2020</td> <td>05/2021</td> <td>100,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20 49	R22- NEW 1480 SQ FT SFR	11/2020	05/2021	100,000
Number	Description	Opened	Closed	Amount															
R20 49	R22- NEW 1480 SQ FT SFR	11/2020	05/2021	100,000															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	VEGA, ROLANDO MAIKEL	09/13/2022	233,000	YES										
					/	RC VERDIGRIS LLC	03/19/2021	177,500	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
<b>Remove Cap</b>	2023		<b>Land Value</b>	47,677	47,677	11%	5,244	<b>Assessed</b>	26,673										
<b>Year Frozen</b>			<b>Improvements</b>	194,809	194,809		21,429	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	242,486	242,486		26,673	<b>Total Taxable</b>	26,673										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660104343	DUNNICK, STEVEN II &			85	236,538	0	26,019	2,841.00										
2024	2024-660104343	DUNNICK, STEVEN II &			85	233,000	0	25,630	2,633.00										
2023	2023-660104343	DUNNICK, STEVEN II &			85	233,000	0	25,630	2,612.00										
2022	2022-660104343	DUNNICK, STEVEN II &			85	177,500	0	19,525	2,008.00										
2021	2021-660104343	VEGA, ROLANDO MAIKEL			85	5,354	0	589	58.00										



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1922		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,372.00 x 5.69 =	47,677	
Factor Value			
Adjustments	1.0000		
Lot Value	47,677		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,494 / 1,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,494
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	212,679	142.36 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	191,990	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	194,809		
Lot Value	47,677		
Indicated Value	242,486	162.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,486	162.31	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	99.79	Total Misc Impr	+	2,961
Roofing Adj	+ 4.51	Garage Cost	+	14,664
Subfloor Adj	+ -1.16	Total RCN	=	202,926
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	-	8,117
Plumbing Adj	+ 9.42	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	194,809
Adj Base Cost	= 124.03	Lot Value	+	47,677
Total Area	x 1,494	Indicated Value	=	242,486
Adjusted Cost	= 185,301	Value Per SqFt		162.31

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150358	13x7		91	23.98		2,182
PRCH	Slab Porch - Covered	150359	4x4		16	24.22		388
PATO	Slab Porch - Open	150360	9x4		36	10.86		391



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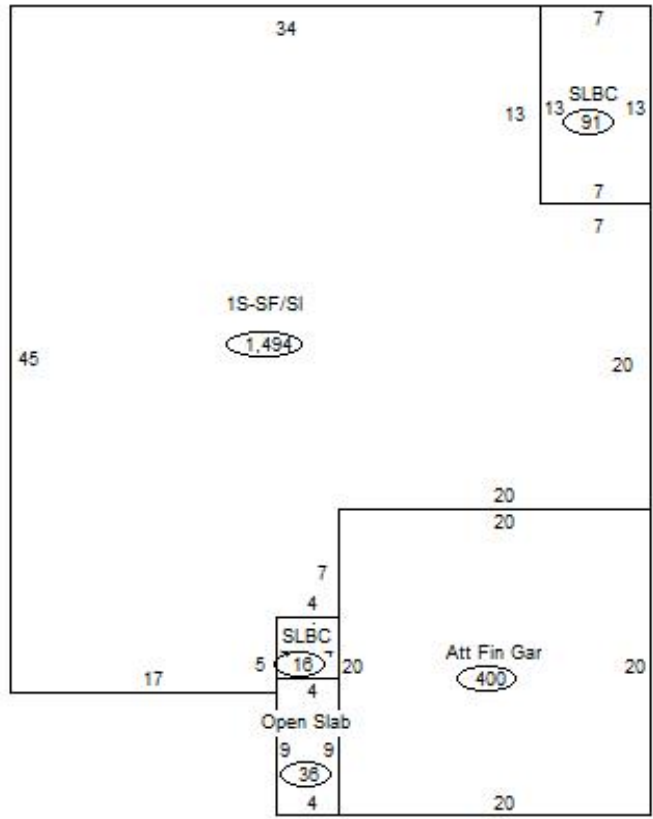
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### Sketch Image

660104343



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,494	1.000	1,494
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	91	1.000	91
4	M	PRCH		13	SLBC	16	1.000	16
5	M	PATO		13	Open Slab	36	1.000	36
<b>Total Building Area</b>						1,494		1,494