



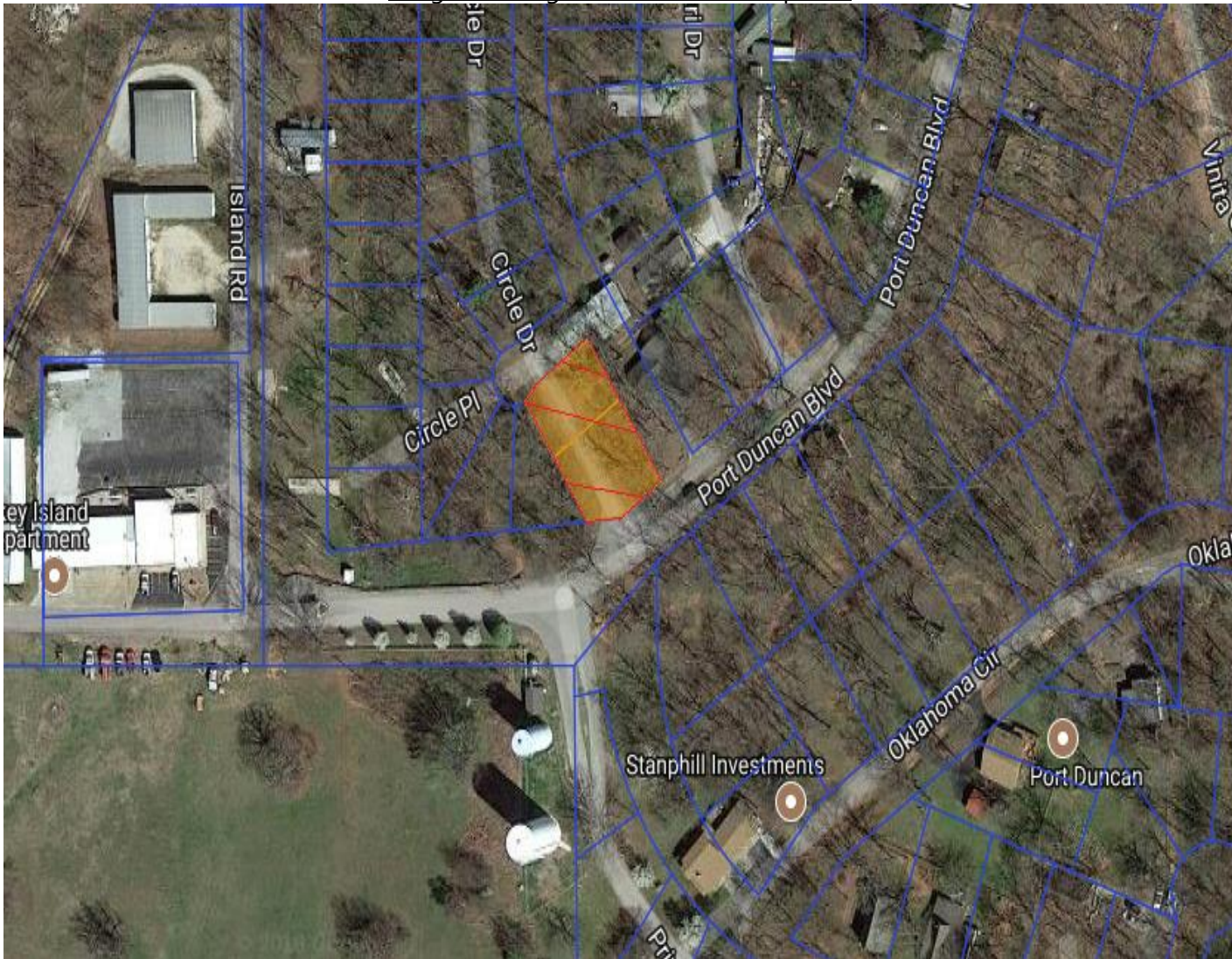
Property Assessment Report
Residential

Property Class	RR - Rural Residential		
Fair Market Value	5,005	New Fair Market Value	179,900
Net Assessed Value	574	New Net Assessed Value	20,688
Assessed Value Difference	20,114		
Effective Date	09/02/2017		

Case Type	Change to Existing Property
Case Description	Research confirms that this parcel has undergone a change which has yet to be accounted for in the existing assessment. A new 1,545sqft house has been constructed and was completed by 09/02/2017. The revised value has been calculated based on current property information.

Maps/Images

Image showing the location of the parcel



Aerial image before construction of the new house (03/30/2015)



Aerial image following construction of the new house (02/11/2017)



Image showing the completed property



Image showing the completed property



Website advertising the property for sale

1 Circle Dr, Afton, OK 74331

3 beds · 2 baths · 1,545 sqft

● FOR SALE

\$172,900

Price cut: -\$2,000 (7/26)

Zestimate*: \$175,193

BEAUTIFUL NEW HOME SITS ON A CORNER LOT WITH MATURE TREES, SIDE ENTRY DOUBLE GARAGE. JUST INSIDE THE GATE OF PORT DUNCAN, EXTENSIVE TILE WORK IN BOTH BATHS WHICH ALSO HAVE DOUBLE VANITIES. SEPARATE LAUNDRY ROOM. SPECIAL WATERPROOF ENGINEERED WOOD FLOORING

Facts and Features



Type
Single Family



Year Built
2017



Heating
No Data



Cooling
Central



Parking
Attached Garage



Lot
5,488 sqft

Information taken from property assessment details

Valuation	2018	2017	Tax Detail (Millages)	%	Mills	Dollars
Land Value	5,005	5,005	C001 DELAWARE COUNTY			
Improvements	0	0	GENERAL FUND	11.3	10.45	6.01
Mobile Home	0	0	HEALTH FUND	2.3	2.09	1.20
Fair Market Value	5,005	5,005	LIBRARY FUND	2.3	2.09	1.20
Taxable Value - Capped	5,005	5,005	SCHOOL FOUR MILL	4.5	4.18	2.40
Assesment Ratio	11.5%	11.5%	S102 GROVE ISD			
Gross Assessed	576	576	GENERAL FUND	39.5	36.40	20.94
Exemptions	0	0	BUILDING FUND	5.6	5.20	2.99
Net Assessed	576	576	SINKING FUND	11.4	10.55	6.07
Tax Rate	92.1400	92.1400	V001 NORTHEAST TECH CENTER			
Estimated Taxes	53.00	53.00	GENERAL FUND	11.3	10.45	6.01
			BUILDING FUND	1.1	1.00	.58
			MIFP MONKEY ISL FIRE PROTECT			
			SPECIAL ASSESSMENT	7.6	7.00	4.03
			GEMS GROVE-DELAWARE EMS BD 21			
			GENERAL FUND EMS	3.0	2.73	1.57

Billed History

Tax Year	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2017	KINGSTON CONSTRUCTION LLC	28	5,005	0	576	53.00
2016	KINGSTON CONSTRUCTION LLC	28	5,005	0	357	32.00
2015	PORT DUNCAN OWNER'S ASSOC	28	5,005	0	340	31.60
2014	PORT DUNCAN OWNER'S ASSOC	28	5,005	0	324	30.24
2013	PORT DUNCAN OWNER'S ASSOC	28	5,005	0	308	28.88

Residential Improvements

Card	Improvement Type	Condition	Quality	Year	Exterior Wall	HVAC	Base Area	Total Area
1	None							