



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:14:54  
 Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660024796 <b>Parcel ID</b> 21N16E-29-4-00000-000-0000 <b>Cadastral ID</b> 29-21-16-03800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 341703 DONLEY, DONNA Y 50% & DIANNA V DONLEY 50%  23904 S 4150 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23904 S 4150 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 29 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (240)\IMG_0004.JPG 8/3/2023</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.26618506 -95.61603791 S 330' N 660' E2 SE SE																																																																																																																				
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Date 04/17/2026  
Time 16:14:54  
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.9276	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	214,647.00 x .39 = 83,005	
Factor Value		
Adjustments	1.0000	
Lot Value	83,005	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,412 / 2,118
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	1,412 Total
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	184,452 87.09 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	92.33	Total Misc Impr	+ 12,959				
Roofing Adj	+ 3.30	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 288,680				
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	- 127,019				
Plumbing Adj	+ 7.33	Lump Sums	+ 0				
Basement Adj	+ 14.58	RCNLD	= 161,661				
Adj Base Cost	= 130.18	Lot Value	+ 83,005				
Total Area	x 2,118	Indicated Value	= 244,666				
Adjusted Cost	= 275,721	Value Per SqFt	115.52				

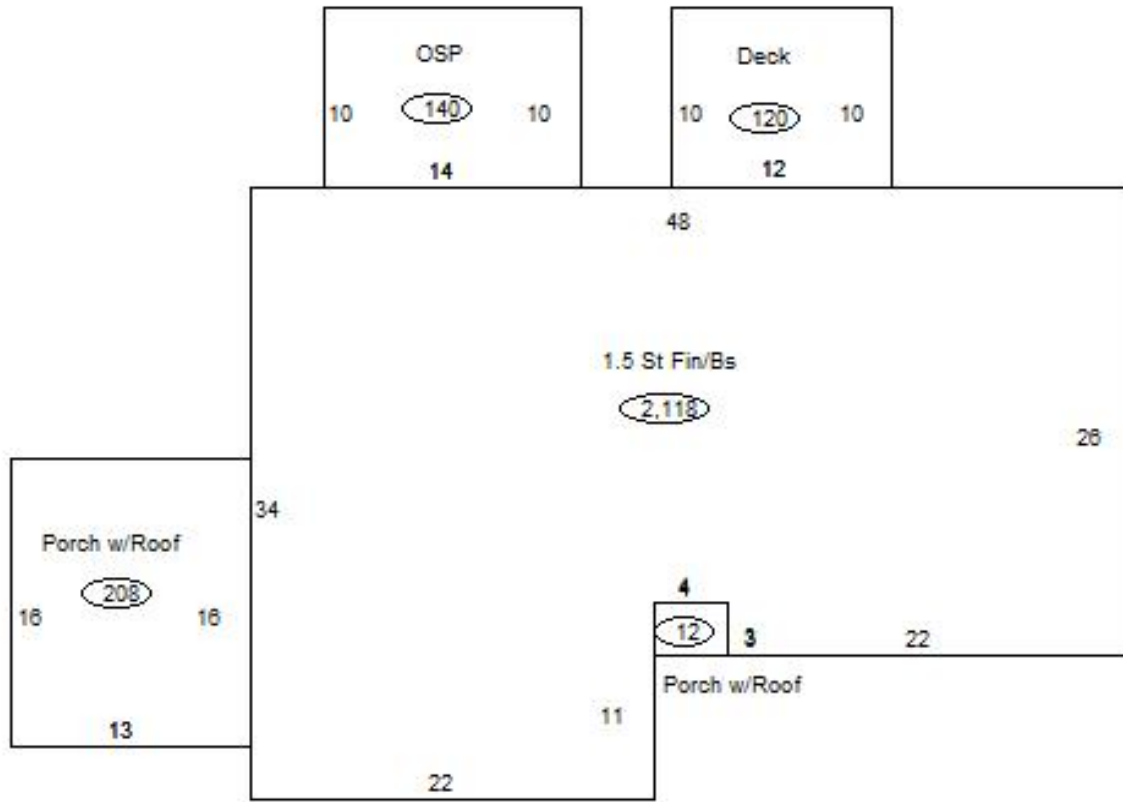
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	161,661
Lot Value	83,005
Indicated Value	244,666 115.52 Per SqFt
Agland Value	
Site Improvements	4,608
Total Value	249,274 117.69 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	60780	4x3		12	26.89		323
PRCH	SLAB PORCH - COVERED	60781	16x13		208	26.28		5,466
PATO	SLAB PORCH - OPEN	60782	14x10		140	11.11		1,555
WODO	WOOD DECK - OPEN	60783	12x10		120	26.09	100%	



Sketch Image

660024796



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	1,412	1.500	2,118
2	M	PRCH		13	SLBC	12	1.000	12
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PATO		13	Open Slab	140	1.000	140
5	M	WODO		13	WODO	120	1.000	120
<b>Total Building Area</b>						1,412		2,118



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Page 4

660024796

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 576)		9,216	9,216	4,608	4,608
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					