



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 660024831 Parcel ID 000000-00-0-00756-004-0003 Cadastral ID 29-21-16-05150 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 288534 DAVIS, KIRK E & MARILYN E 23734 S SOUTHRIDGE DR CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 23734 S SOUTH RIDGE DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 21 / 16 / 5 Neighborhood 1121 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.26724160 -95.62608979					Building Permits																																																	
LOT 3 BLOCK 4 SOUTH RIDGE ESTATES					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1674/607	VANAMAN, DONALD L	04/26/2005	155,000	YES																																													
					1036/208	BEAVERS, JOHN A	08/20/1996	97,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2006</td> <td>Land Value 95,268</td> <td>44,970</td> <td>11%</td> <td>4,947</td> <td>Assessed</td> <td>23,205</td> <td>2,533.33</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 170,572</td> <td>165,981</td> <td> </td> <td>18,258</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 265,840</td> <td>210,951</td> <td> </td> <td>23,205</td> <td>Total Taxable</td> <td>22,205</td> <td>2,441.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2006	Land Value 95,268	44,970	11%	4,947	Assessed	23,205	2,533.33	Year Frozen	0	Improvements 170,572	165,981		18,258	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 265,840	210,951		23,205	Total Taxable	22,205	2,441.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024831	DAVIS, KIRK E &	21	256,415	1000	21,529	2,367.00																																															
2024	2024-660024831	DAVIS, KIRK E &	21	274,062	1000	20,873	2,154.00																																															
2023	2023-660024831	DAVIS, KIRK E &	21	193,051	1000	20,236	2,073.00																																															
2022	2022-660024831	DAVIS, KIRK E &	21	192,220	1000	20,144	2,083.00																																															
2021	2021-660024831	DAVIS, KIRK E &	21	188,084	1000	19,689	1,952.00																																															
2020	2020-660024831	DAVIS, KIRK E &	21	186,958	1000	19,238	1,970.00																																															
2019	2019-660024831	DAVIS, KIRK E &	21	178,626	1000	18,649	1,929.00																																															
2018	2018-660024831	DAVIS, KIRK E &	21	183,540	1000	19,189	1,981.00																																															
2017	2017-660024831	DAVIS, KIRK E &	21	182,052	1000	19,026	1,951.00																																															
2016	2016-660024831	DAVIS, KIRK E &	21	177,510	1000	18,444	1,929.00																																															
2015	2015-660024831	DAVIS, KIRK E &	21	173,152	1000	17,878	1,804.00																																															
2014	2014-660024831	DAVIS, KIRK E &	21	177,893	1000	17,328	1,796.00																																															
2013	2013-660024831	DAVIS, KIRK E &	21	167,732	1000	16,794	1,720.00																																															



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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.187	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 1/2 LOT 0	
Method	Square-Foot	
Base Lot Value	51,708.00 x 1.84 = 95,268	
Factor Value		
Adjustments	1.0000	
Lot Value	95,268	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Vinyl
Base/Total Area	1,872 / 1,872
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,872
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	209,530 111.93 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	241,500 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.14	Total Misc Impr	+ 22,220				
Roofing Adj	+ 4.33	Garage Cost	+ 15,670				
Subfloor Adj	+ -1.13	Total RCN	= 278,030				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 122,333				
Plumbing Adj	+ 9.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 155,697				
Adj Base Cost	= 128.28	Lot Value	+ 95,268				
Total Area	x 1,872	Indicated Value	= 250,965				
Adjusted Cost	= 240,140	Value Per SqFt	134.06				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	155,697
Lot Value	95,268
Indicated Value	250,965 134.06 Per SqFt
Agland Value	
Site Improvements	14,875
Total Value	265,840 142.01 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	5,095.98		5,096
EPSW	ENCLOSED PORCH - SOLID WALL	60908	22x11		242	61.61		14,910
PATO	SLAB PORCH - OPEN	60909	22x10		220	9.67		2,127
PATO	SLAB PORCH - OPEN	60910	4x2		8	10.86		87



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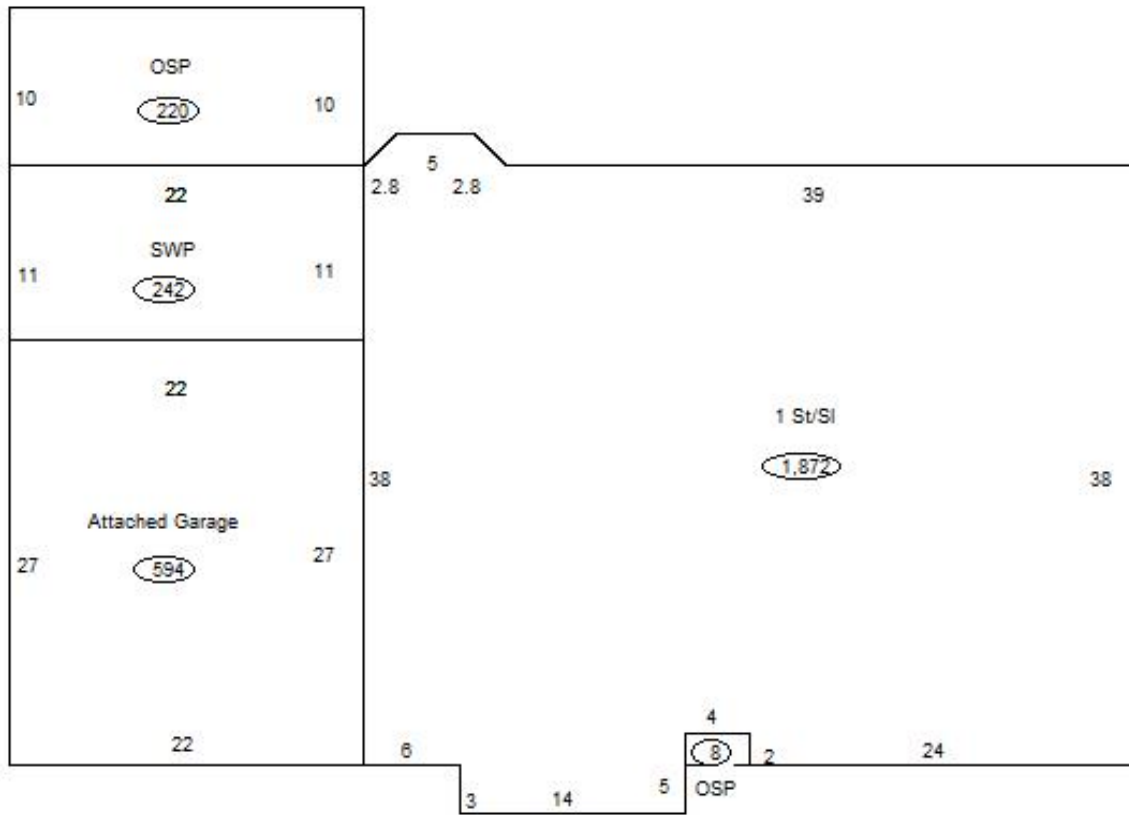
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,872	1.000	1,872
2	G	1		13	Attached Garage	594	1.000	594
3	M	EPSW		13	EPSW	242	1.000	242
4	M	PATO		13	Open Slab	220	1.000	220
5	M	PATO		13	Open Slab	8	1.000	8
Total Building Area						1,872		1,872



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522	22,522	7,883	14,639
	STF	STG FAIR	0x0x0			144
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)		674	674	438	236