



# 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	660096284									
Parcel ID	21N16E-30-2-10550-001-0006									
Cadastral ID	30-21-16-11440									
Property Type	REAL - Real Property									
Property Class	URP	VI Area 1								
Tax Area	85 - CLRM SD-VERD TOWN/FIRE									
Name ID	313301									
HOUSE, JUSTIN										
PO BOX 471934 TULSA OK 74147-0000										
Parcel Location										
Situs	23090 S JEWELL DR									
Subdivision	KING RIDGE									
Lot/Block	0006 / 0001	Parcel Size 1 - Lots								
Sec/Twn/Rng	30 / 21 / 16 / 5									
Neighborhood	1166 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.27721646 -95.64732723										
KING RIDGE BLOCK 1 LOT 6										
Building Permits										
Number		Description		Opened	Closed	Amount				
R14-28		R15-NEW 1877 SQ FT SFR		06/2014	10/2014	90,000				
Exemptions										
Code	Type	Active	Maximum	Exemption	Sale History					
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code	
					2428/154	RC VERDIGRIS LLC	09/19/2014	140,000	YES	
					2395/704	RC VERDIGRIS LAND, LLC	04/02/2014	936,000	5	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax		
Remove Cap	2015	Land Value	45,608	21,901	11%	2,409	Assessed	20,299	2,216.08	
Year Frozen	0	Improvements	177,429	162,634		17,890	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00	
TIF Project ID	0	Total Value	223,037	184,535		20,299	Total Taxable	19,299	2,124.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660096284	HOUSE, JUSTIN			85	216,058	1000	18,708	2,059.00	
2024	2024-660096284	HOUSE, JUSTIN			85	207,903	1000	18,134	1,873.00	
2023	2023-660096284	HOUSE, JUSTIN			85	185,925	1000	17,576	1,801.00	
2022	2022-660096284	HOUSE, JUSTIN			85	187,670	1000	17,035	1,763.00	
2021	2021-660096284	HOUSE, JUSTIN			85	159,327	1000	16,510	1,638.00	
2020	2020-660096284	HOUSE, JUSTIN			85	158,090	1000	16,000	1,640.00	
2019	2019-660096284	HOUSE, JUSTIN			85	147,603	1000	15,236	1,578.00	
2018	2018-660096284	HOUSE, JUSTIN			85	145,163	1000	14,968	1,547.00	
2017	2017-660096284	HOUSE, JUSTIN			85	143,902	1000	14,829	1,523.00	
2016	2016-660096284	HOUSE, JUSTIN			85	145,055	1000	14,956	1,566.00	
2015	2015-660096284	HOUSE, JUSTIN			85	146,086	0	16,069	1,613.00	
2014	2014-660096284	HOUSE, JUSTIN			85	4,186	0	460	48.00	



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	8,404.00 x 5.43 = 45,608		
Factor Value			
Adjustments	1.0000		
Lot Value	45,608		



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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	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,423 / 1,423
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,423
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	192,508	135.28 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	188,290	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	177,429		
Lot Value	45,608		
Indicated Value	223,037	156.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,037	156.74	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.98	Total Misc Impr	+ 1,086
Roofing Adj	+ 4.48	Garage Cost	+ 11,700
Subfloor Adj	+ -1.20	Total RCN	= 192,966
Heat/Cool Adj	+ 11.47	Depreciation ( 10%)	- 19,297
Plumbing Adj	+ 9.89	Lump Sums	+ 3,760
Basement Adj	+ 0.00	RCNLD	= 177,429
Adj Base Cost	= 126.62	Lot Value	+ 45,608
Total Area	x 1,423	Indicated Value	= 223,037
Adjusted Cost	= 180,180	Value Per SqFt	156.74

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121058	15x3		45	24.13		1,086
WODO	WOOD DECK - OPEN	121059	14x12		168	22.38		3,760



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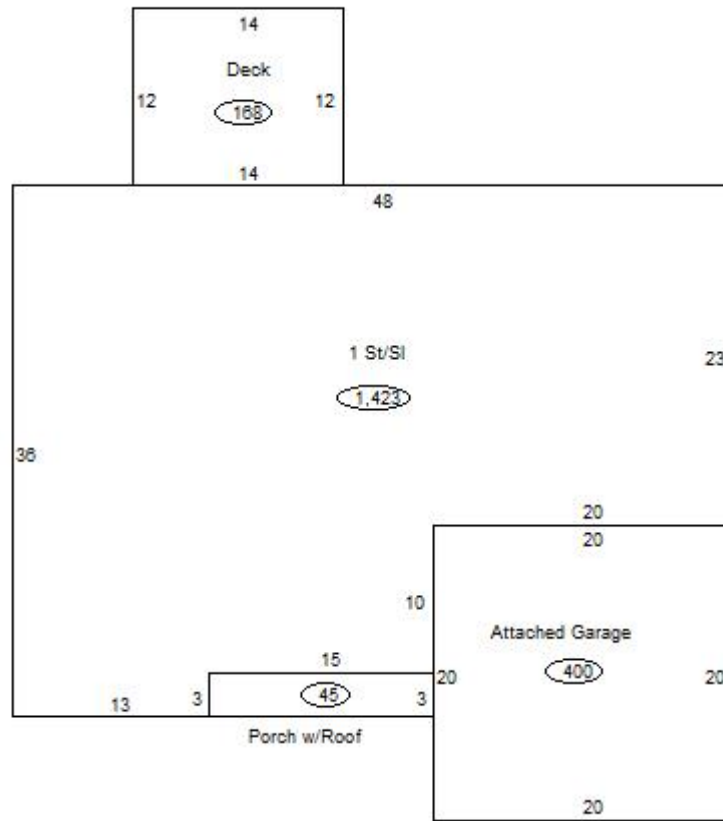
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### Sketch Image

660096284



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,423	1.000	1,423
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	45	1.000	45
4	M	WODO		13	WODO	168	1.000	168
<b>Total Building Area</b>						1,423		1,423