



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 | 660096285 | | | | | | | | |
| Parcel ID | 21N16E-30-2-10550-002-0001 | | | | | | | | |
| Cadastral ID | 30-21-16-11450 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | URP | VI Area 1 | | | | | | | |
| Tax Area | 85 - CLRM SD-VERD TOWN/FIRE | | | | | | | | |
| Name ID | 324675 | | | | | | | | |
| SANCHEZ, COBY | | | | | | | | | |
| 23011 S JEWELL DR CLAREMORE OK 74019-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 23011 S JEWELL DR | | | | | | | | |
| Subdivision | KING RIDGE | | | | | | | | |
| Lot/Block | 0001 / 0002 | 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: 36.27811058 -95.64664645 | | | | | | | | | |
| KING RIDGE BLOCK 2 LOT 1 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R14 33 | R15-NEW 1877 SQ FT SFR | 08/2014 | 10/2014 | 90,000 | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | |
| H | Homestead | No | 1,000 | | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| 2714/144 | COLE, MEGAN L & ANTHONY R | 05/29/2018 | 150,000 | YES | | | | | |
| 2457/448 | RC VERDIGRIS LLC | 02/25/2015 | 139,000 | 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 | 2016 | Land Value | 48,823 | 22,276 | 11% | 2,450 | Assessed | 20,227 2,208.22 | |
| Year Frozen | 0 | Improvements | 177,241 | 161,607 | | 17,777 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -92.00 | |
| TIF Project ID | 0 | Total Value | 226,064 | 183,883 | | 20,227 | Total Taxable | 19,227 2,116.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660096285 | SANCHEZ, COBY | 85 | 219,184 | 1000 | 18,638 | 2,052.00 | | |
| 2024 | 2024-660096285 | SANCHEZ, COBY | 85 | 212,753 | 1000 | 18,067 | 1,866.00 | | |
| 2023 | 2023-660096285 | SANCHEZ, COBY | 85 | 186,363 | 1000 | 17,511 | 1,795.00 | | |
| 2022 | 2022-660096285 | SANCHEZ, COBY | 85 | 188,163 | 1000 | 16,972 | 1,756.00 | | |
| 2021 | 2021-660096285 | SANCHEZ, COBY | 85 | 160,463 | 1000 | 16,448 | 1,632.00 | | |
| 2020 | 2020-660096285 | SANCHEZ, COBY & RACHEL ANN | 85 | 159,250 | 1000 | 15,940 | 1,635.00 | | |
| 2019 | 2019-660096285 | SANCHEZ, COBY & RACHEL ANN | 85 | 151,229 | 1000 | 15,447 | 1,600.00 | | |
| 2018 | 2018-660096285 | SANCHEZ, COBY & RACHEL ANN | 85 | 145,163 | 1000 | 14,968 | 1,547.00 | | |
| 2017 | 2017-660096285 | COLE, MEGAN L & ANTHONY R | 85 | 143,902 | 1000 | 14,829 | 1,523.00 | | |
| 2016 | 2016-660096285 | COLE, MEGAN L & ANTHONY R | 85 | 145,055 | 1000 | 14,956 | 1,566.00 | | |
| 2015 | 2015-660096285 | COLE, MEGAN L & ANTHONY R | 85 | 74,039 | 0 | 5,878 | 590.00 | | |
| 2014 | 2014-660096285 | RC VERDIGRIS LLC | 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 | 10,066.00 x 4.85 = | 48,823 |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | | 48,823 |



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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 | 14 / |
| 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 | |
| Adusted 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 |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 101.98 | Total Misc Impr | + 1,412 |
| Roofing Adj | + 4.48 | Garage Cost | + 11,700 |
| Subfloor Adj | + -1.20 | Total RCN | = 196,935 |
| Heat/Cool Adj | + 11.47 | Depreciation (10%) | - 19,694 |
| Plumbing Adj | + 12.45 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 177,241 |
| Adj Base Cost | = 129.18 | Lot Value | + 48,823 |
| Total Area | x 1,423 | Indicated Value | = 226,064 |
| Adjusted Cost | = 183,823 | Value Per SqFt | 158.86 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 177,241 | | |
| Lot Value | 48,823 | | |
| Indicated Value | 226,064 | 158.86 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 226,064 | 158.86 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 121062 | 15x3 | | 45 | 24.13 | | 1,086 |
| PATO | SLAB PORCH - OPEN | 121063 | 6x5 | | 30 | 10.86 | | 326 |



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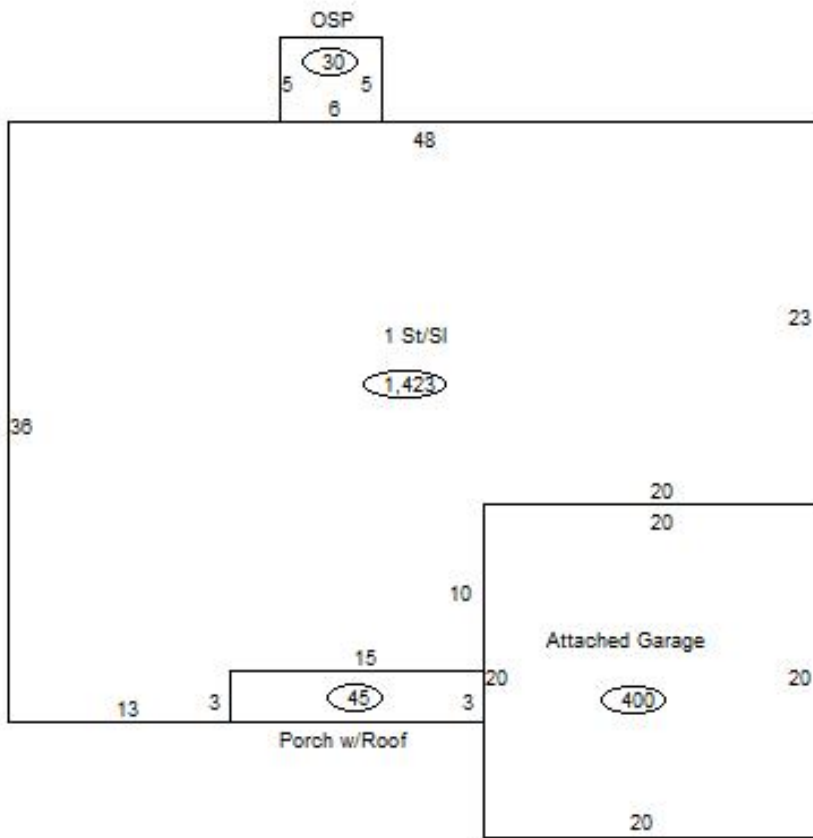
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Sketch Image

660096285



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 | PATO | | 13 | Open Slab | 30 | 1.000 | 30 |
| Total Building Area | | | | | | 1,423 | | 1,423 |