



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	660096286								
Parcel ID	21N16E-30-2-10550-002-0002								
Cadastral ID	30-21-16-11460								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	315948								
ESTRADA, DANIEL P & EMILY									
23025 S JEWELL DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23025 S JEWELL DR								
Subdivision	KING RIDGE								
Lot/Block	0002 / 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: 36.27795840 -95.64680479									
KING RIDGE BLOCK 2 LOT 2									
Building Permits									
Number	Description	Opened	Closed	Amount					
R15-09	R16-NEW 1867 SQ FT SFR	04/2015	07/2015	90,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2492/860	RC VERDIGRIS LLC	07/30/2015	144,000	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	44,400	21,643	11%	2,381	Assessed	19,103 2,085.51	
Year Frozen	0	Improvements	170,295	152,018		16,722	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	214,695	173,661		19,103	Total Taxable	18,103 1,993.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096286	ESTRADA, DANIEL P & EMILY	85	209,365	1000	17,546	1,932.00		
2024	2024-660096286	ESTRADA, DANIEL P & EMILY	85	196,562	1000	17,006	1,757.00		
2023	2023-660096286	ESTRADA, DANIEL P & EMILY	85	178,826	1000	16,482	1,690.00		
2022	2022-660096286	ESTRADA, DANIEL P & EMILY	85	180,516	1000	15,973	1,654.00		
2021	2021-660096286	ESTRADA, DANIEL P & EMILY	85	151,078	1000	15,478	1,537.00		
2020	2020-660096286	ESTRADA, DANIEL P & EMILY	85	148,637	1000	14,999	1,538.00		
2019	2019-660096286	ESTRADA, DANIEL P & EMILY	85	141,205	1000	14,533	1,506.00		
2018	2018-660096286	ESTRADA, DANIEL P & EMILY	85	140,019	1000	14,402	1,490.00		
2017	2017-660096286	ESTRADA, DANIEL P & EMILY	85	138,792	1000	14,267	1,466.00		
2016	2016-660096286	ESTRADA, DANIEL P & EMILY	85	140,068	1000	14,407	1,509.00		
2015	2015-660096286	ESTRADA, DANIEL P & EMILY	85	25,000	0	483	48.00		
2014	2014-660096286	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	7,800.00 x 5.69 = 44,400		
Factor Value			
Adjustments	1.0000		
Lot Value	44,400		



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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	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,384 / 1,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,384
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	156,267 112.91 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	144,640 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	170,295
Lot Value	44,400
Indicated Value	214,695 155.13 Per SqFt
Agland Value	
Site Improvements	
Total Value	214,695 155.13 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.81	Total Misc Impr	+ 13,085
Roofing Adj	+ 4.52	Garage Cost	+ 187,137
Subfloor Adj	+ -1.21	Total RCN	= 16,842
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 0
Plumbing Adj	+ 10.17	Lump Sums	+ 170,295
Basement Adj	+ 0.00	RCNLD	= 44,400
Adj Base Cost	= 125.76	Lot Value	+ 214,695
Total Area	x 1,384	Indicated Value	= 174,052
Adjusted Cost	= 174,052	Value Per SqFt	155.13

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123335	20x19		380	23.09		8,774
PRCH	SLAB PORCH - COVERED	123336	15x8		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	123337	12x5		60	24.08		1,445



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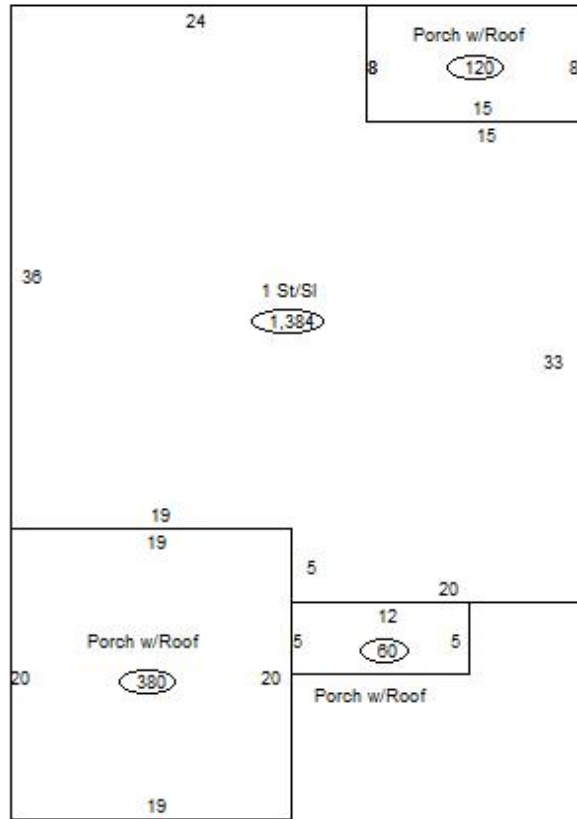
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Sketch Image

660096286



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,384	1.000	1,384
2	M	PRCH		13	SLBC	380	1.000	380
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						1,384		1,384