



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 660096287 Parcel ID 21N16E-30-2-10550-002-0003 Cadastral ID 30-21-16-11470 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 316138 MORT, KRISTI L & CRAIG J JONES 23039 S JEWELL DR CLAREMORE OK 74019-0000 Parcel Location Situs 23039 S JEWELL DR Subdivision KING RIDGE Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 2 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (156)\IMG_0026.JPG 3/22/2023</p>														
Legal Description Lat/Long: 36.27782771 -95.64695732																			
KING RIDGE BLOCK 2 LOT 3					Building Permits <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>R15-22</td> <td>R16-NEW 1549 SQ FT SFR</td> <td>05/2015</td> <td>09/2015</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R15-22	R16-NEW 1549 SQ FT SFR	05/2015	09/2015	90,000
Number	Description	Opened	Closed	Amount															
R15-22	R16-NEW 1549 SQ FT SFR	05/2015	09/2015	90,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	21,656	2497/692	RC VERDIGRIS LLC	08/27/2015	150,500	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	21,859	11%	2,404	Assessed	21,656	2,364.23										
Year Frozen	0		Improvements 191,779	175,015		19,252	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	21,656	-2,001.00										
TIF Project ID	0		Total Value 236,179	196,874		21,656	Total Taxable	0	363.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660096287	MORT, KRISTI L &			85	230,497	21025		352.00										
2024	2024-660096287	JONES, CRAIG J			85	223,056	1000	19,024	1,964.00										
2023	2023-660096287	JONES, CRAIG J			85	198,839	1000	18,441	1,889.00										
2022	2022-660096287	JONES, CRAIG J			85	200,749	1000	17,875	1,849.00										
2021	2021-660096287	JONES, CRAIG J			85	168,152	1000	17,325	1,719.00										
2020	2020-660096287	JONES, CRAIG J			85	165,378	1000	16,792	1,721.00										
2019	2019-660096287	JONES, CRAIG J			85	157,031	1000	16,273	1,685.00										
2018	2018-660096287	JONES, CRAIG J			85	156,091	1000	16,170	1,671.00										
2017	2017-660096287	JONES, CRAIG J			85	154,698	1000	16,017	1,644.00										
2016	2016-660096287	JONES, CRAIG J			85	153,049	1000	15,835	1,657.00										
2015	2015-660096287	JONES, CRAIG J			85	25,000	0	483	48.00										
2014	2014-660096287	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	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
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	203,179 129.74 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	199,400 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	191,779
Lot Value	44,400
Indicated Value	236,179 150.82 Per SqFt
Agland Value	
Site Improvements	
Total Value	236,179 150.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.19	Total Misc Impr	+ 1,777
Roofing Adj	+ 4.47	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 210,746
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 18,967
Plumbing Adj	+ 8.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 191,779
Adj Base Cost	= 125.97	Lot Value	+ 44,400
Total Area	x 1,566	Indicated Value	= 236,179
Adjusted Cost	= 197,269	Value Per SqFt	150.82

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	124038	6x4		24	10.86		261
PRCH	SLAB PORCH - COVERED	124039	63		63	24.07		1,516

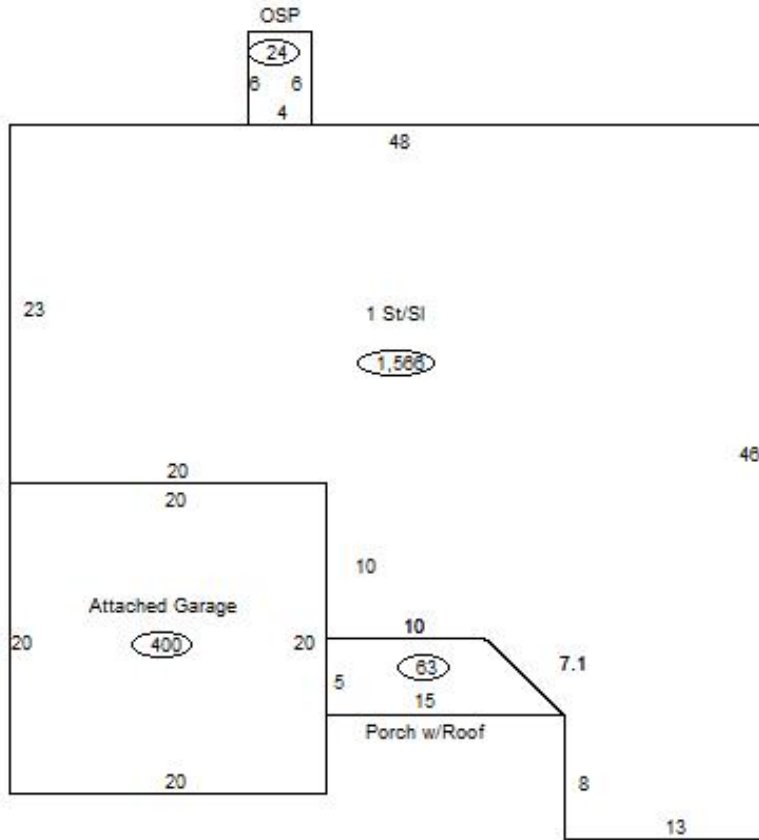


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Sketch Image

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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	1,566	1.000	1,566
2	M	PATO		13	Open Slab	24	1.000	24
3	M	PRCH		13	SLBC	63	1.000	63
4	G	1		13	Attached Garage	400	1.000	400
Total Building Area						1,566		1,566