



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:45:42
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Assessment Data					Primary Image				
Account	660096323								
Parcel ID	21N16E-30-2-10550-005-0004								
Cadastral ID	30-21-16-11830								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	322061								
KAJS INC									
KELLY SMALYGO									
21790 COUNTRY RIDGE CT									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23146 S JEWELL DR								
Subdivision	KING RIDGE								
Lot/Block	0004 / 0005	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: 36.27636991 -95.64765553									
KING RIDGE BLOCK 5 LOT 4									
Building Permits									
Number	Description	Opened	Closed	Amount					
R14-05	R15-NEW 1470 SQ FT SFR	08/2014	01/2015	90,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2690/739	SMOOTS, ASHLEY R	02/07/2018	117,000	10					
2415/514	RC VERDIGRIS LAND, LLC	07/23/2014	142,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2019	Land Value	39,078	23,098	11%	2,541	Assessed	21,514	2,348.72
Year Frozen	0	Improvements	186,781	172,481		18,973	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	225,859	195,579		21,514	Total Taxable	21,514	2,349.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096323	KAJS INC	85	218,400	0	20,489	2,237.00		
2024	2024-660096323	KAJS INC	85	217,884	0	19,514	2,004.00		
2023	2023-660096323	KAJS INC	85	182,616	0	18,585	1,893.00		
2022	2022-660096323	KAJS INC	85	184,361	0	17,700	1,820.00		
2021	2021-660096323	KAJS INC	85	153,243	0	16,857	1,662.00		
2020	2020-660096323	KAJS INC	85	152,085	0	16,687	1,700.00		
2019	2019-660096323	KAJS INC	85	144,478	0	15,893	1,636.00		
2018	2018-660096323	KAJS INC	85	143,126	0	15,744	1,617.00		
2017	2017-660096323	SMOOTS, ASHLEY R	85	141,899	0	15,609	1,593.00		
2016	2016-660096323	SMOOTS, ASHLEY R	85	143,112	0	15,742	1,637.00		
2015	2015-660096323	SMOOTS, ASHLEY R	85	144,124	0	15,854	1,590.00		
2014	2014-660096323	SMOOTS, ASHLEY R	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	8,587.00 x 5.35 = 45,974		
Factor Value			
Adjustments	0.8500		
Lot Value	39,078		



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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	1,529 / 1,529
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,529
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	197,223	128.99 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	184,030	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	186,781		
Lot Value	39,078		
Indicated Value	225,859	147.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,859	147.72	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.68	Total Misc Impr	+	2,570
Roofing Adj	+ 4.49	Garage Cost	+	11,256
Subfloor Adj	+ -1.15	Total RCN	=	207,535
Heat/Cool Adj	+ 11.47	Depreciation (10%)	-	20,754
Plumbing Adj	+ 9.20	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	186,781
Adj Base Cost	= 126.69	Lot Value	+	39,078
Total Area	x 1,529	Indicated Value	=	225,859
Adjusted Cost	= 193,709	Value Per SqFt		147.72

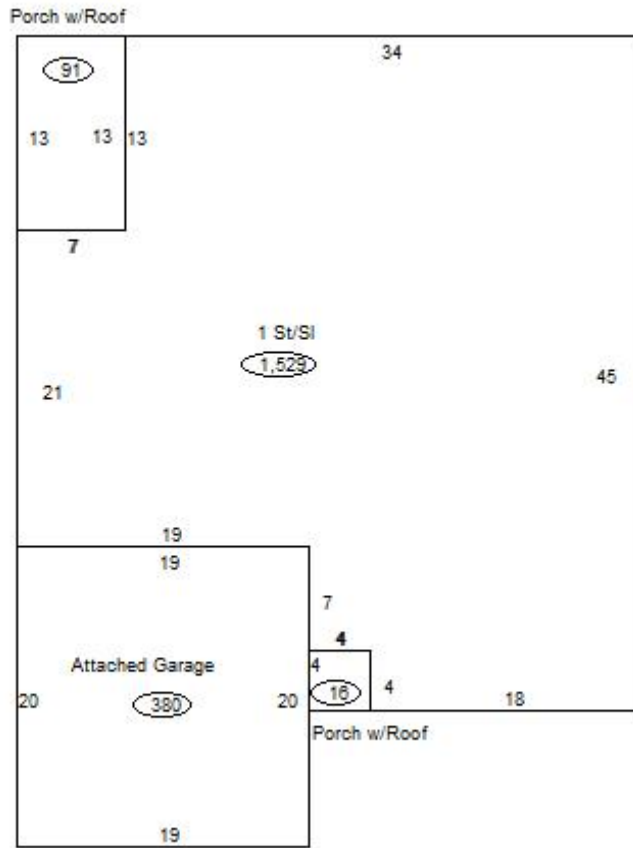
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119836	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	119837	13x7		91	23.98		2,182



Sketch Image

660096323



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,529	1.000	1,529
2	M	PRCH		13	SLBC	16	1.000	16
3	M	PRCH		13	SLBC	91	1.000	91
4	G	1		13	Attached Garage	380	1.000	380
Total Building Area						1,529		1,529