



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:14:25
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Assessment Data					Primary Image				
Account	660098904								
Parcel ID	000000-00-0-00412-001-0010								
Cadastral ID	30-21-16-11990								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	318398								
RADIN, JAMES T									
23284 S JEWELL DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23284 S JEWELL DR								
Subdivision	KING RIDGE II								
Lot/Block	0010 / 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: 36.27455060 -95.64779288									
Building Permits									
LOT 10 BLOCK 1 KING RIDGE II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2551/329	RC VERDIGRIS LLC	05/12/2016	156,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2017		Land Value	28,809	11%	3,169	Assessed	24,256	2,648.07
Year Frozen			Improvements	191,700		21,087	Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	236,404	220,509	24,256	Total Taxable	24,256	2,648.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660098904	RADIN, JAMES T			85	232,725	0	23,101	2,522.00
2024	2024-660098904	RADIN, JAMES T			85	225,577	0	22,001	2,260.00
2023	2023-660098904	RADIN, JAMES T			85	205,680	0	20,953	2,135.00
2022	2022-660098904	RADIN, JAMES T			85	205,682	0	19,956	2,053.00
2021	2021-660098904	RADIN, JAMES T			85	173,093	0	19,005	1,874.00
2020	2020-660098904	RADIN, JAMES T & ANGELENA			85	170,320	0	18,101	1,844.00
2019	2019-660098904	RADIN, JAMES T & ANGELENA			85	156,715	0	17,239	1,775.00
2018	2018-660098904	RADIN, JAMES T & ANGELENA			85	160,762	0	17,684	1,816.00
2017	2017-660098904	RADIN, JAMES T & ANGELENA			85	159,372	0	17,531	1,789.00
2016	2016-660098904	RADIN, JAMES T & ANGELENA			85	3,413	0	375	39.00



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1826	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	7,952.00 x 5.62 = 44,704	
Factor Value		
Adjustments	1.0000	
Lot Value	44,704	

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	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	205,167	131.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	196,960 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.19	Total Misc Impr	+	1,690	
Roofing Adj	+ 4.47	Garage Cost	+	11,700	
Subfloor Adj	+ -1.15	Total RCN	=	210,659	
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	18,959	
Plumbing Adj	+ 8.99	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	191,700	
Adj Base Cost	= 125.97	Lot Value	+	44,704	
Total Area	x 1,566	Indicated Value	=	236,404	
Adjusted Cost	= 197,269	Value Per SqFt		150.96	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,700		
Lot Value	44,704		
Indicated Value	236,404	150.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,404	150.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	128796	4x4		16	10.86		174
PRCH	SLAB PORCH - COVERED	128797	63		63	24.07		1,516

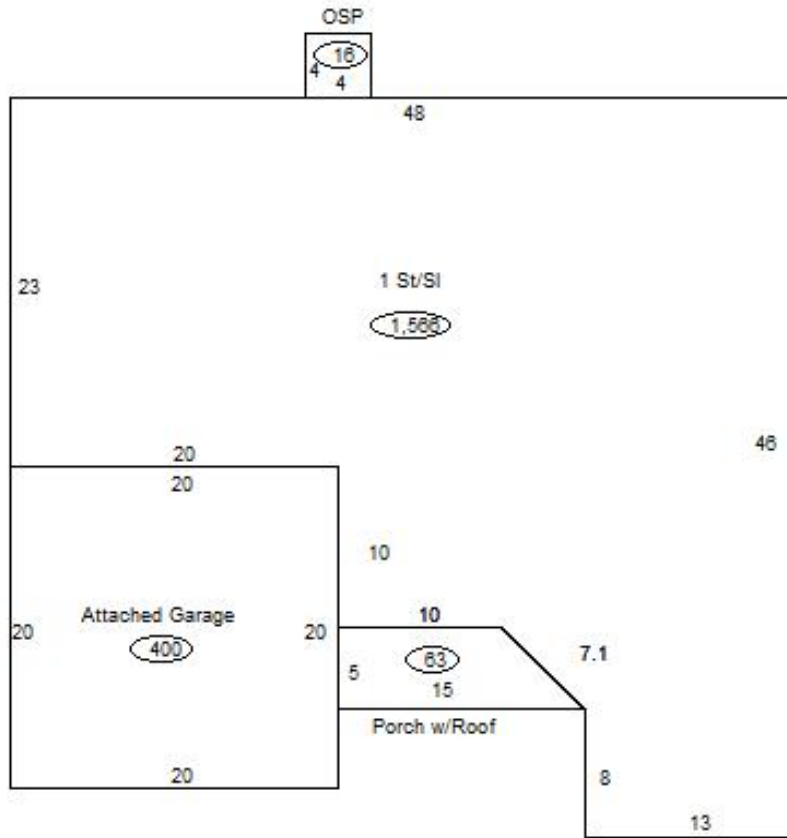


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Sketch Image

660098904



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	16	1.000	16
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