



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660098912 <b>Parcel ID</b> 000000-00-0-00412-003-0002 <b>Cadastral ID</b> 30-21-16-12050 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 319282 SPARKMAN, KELSEY S & DEREK S FORD  23231 S JEWELL DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23231 S JEWELL DR <b>Subdivision</b> KING RIDGE II <b>Lot/Block</b> 0002 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\TOMMY DUNLAP\New folder (154)\IMG_0016.JPG 3/7/2023</p>															
<b>Legal Description</b> Lat/Long: 36.27530386 -95.64732999																			
LOT 2 BLOCK 3 KING RIDGE II				<b>Building Permits</b> <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>R16-35</td> <td>R17-NEW 1423 SQ FT SFR</td> <td>05/2016</td> <td>09/2016</td> <td>90,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R16-35	R17-NEW 1423 SQ FT SFR	05/2016	09/2016	90,000
Number	Description	Opened	Closed	Amount															
R16-35	R17-NEW 1423 SQ FT SFR	05/2016	09/2016	90,000															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					2575/294	RC VERDIGRIS LLC	08/31/2016	146,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
<b>Remove Cap</b>	2017	<b>Land Value</b>	44,692	32,074	11%	3,528	<b>Assessed</b>	23,153	2,527.66										
<b>Year Frozen</b>		<b>Improvements</b>	178,406	178,406		19,625	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	223,098	210,480		23,153	<b>Total Taxable</b>	23,153	2,528.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660098912	SPARKMAN, KELSEY S &			85	219,723	0	22,050	2,407.00										
2024	2024-660098912	SPARKMAN, KELSEY S &			85	211,505	0	21,000	2,157.00										
2023	2023-660098912	SPARKMAN, KELSEY S &			85	193,637	0	20,000	2,038.00										
2022	2022-660098912	SPARKMAN, KELSEY S &			85	193,633	0	19,048	1,959.00										
2021	2021-660098912	SPARKMAN, KELSEY S &			85	165,012	0	18,141	1,789.00										
2020	2020-660098912	SPARKMAN, KELSEY S &			85	162,382	0	17,277	1,760.00										
2019	2019-660098912	SPARKMAN, KELSEY S &			85	147,509	0	16,226	1,670.00										
2018	2018-660098912	SPARKMAN, KELSEY S &			85	151,381	0	16,652	1,711.00										
2017	2017-660098912	SPARKMAN, KELSEY S &			85	150,108	0	16,512	1,685.00										
2016	2016-660098912	SPARKMAN, KELSEY S &			85	3,413	0	375	39.00										



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1824		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,946.00 x 5.62 = 44,692		
Factor Value			
Adjustments	1.0000		
Lot Value	44,692		



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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	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	196,395	138.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	182,830 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.98	Total Misc Impr	+ 1,086
Roofing Adj	+ 4.48	Garage Cost	+ 11,700
Subfloor Adj	+ -1.20	Total RCN	= 192,966
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	- 17,367
Plumbing Adj	+ 9.89	Lump Sums	+ 2,807
Basement Adj	+ 0.00	RCNLD	= 178,406
Adj Base Cost	= 126.62	Lot Value	+ 44,692
Total Area	x 1,423	Indicated Value	= 223,098
Adjusted Cost	= 180,180	Value Per SqFt	156.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,406		
Lot Value	44,692		
Indicated Value	223,098	156.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,098	156.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129593	15x3		45	24.13		1,086
WODO	WOOD DECK - OPEN	129594	112		112	25.06		2,807



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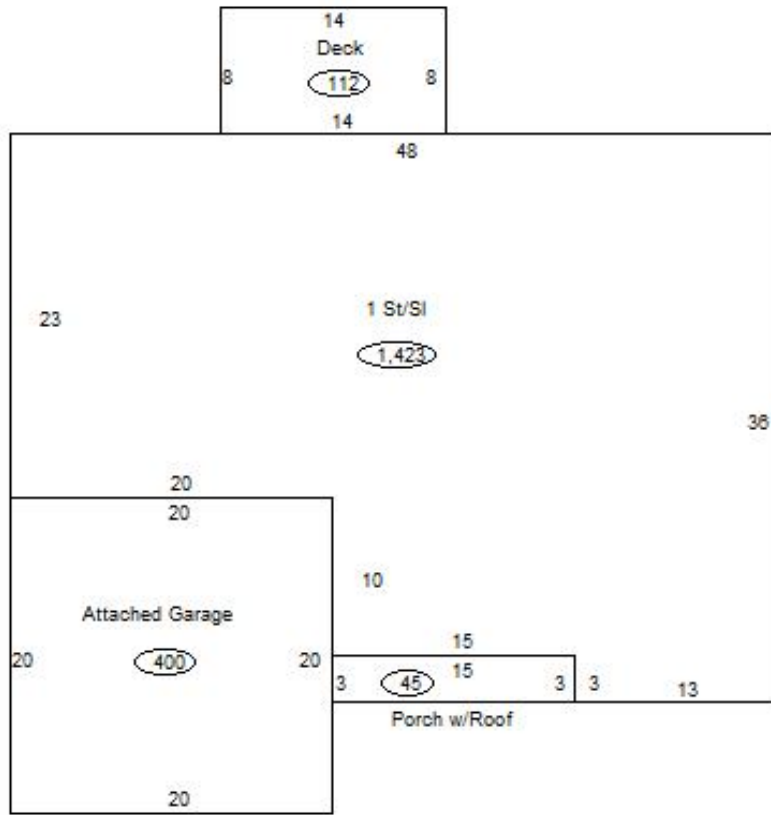
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### Sketch Image

660098912



### 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	WODO		13	WODO	112	1.000	112
<b>Total Building Area</b>						1,423		1,423