



# 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	660098914													
Parcel ID	000000-00-0-00412-003-0004													
Cadastral ID	30-21-16-12070													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	85 - CLRM SD-VERD TOWN/FIRE													
Name ID	318763													
MOLSTER, CHASIDY D														
23259 S JEWELL DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	23259 S JEWELL DR													
Subdivision	KING RIDGE II													
Lot/Block	0004 / 0003	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: 36.27497785 -95.64741486														
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>R16-10</td> <td>R17-NEW 1134 SQ FT SFR</td> <td>02/2016</td> <td>09/2016</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16-10	R17-NEW 1134 SQ FT SFR	02/2016	09/2016	90,000
Number	Description	Opened	Closed	Amount										
R16-10	R17-NEW 1134 SQ FT SFR	02/2016	09/2016	90,000										
LOT 4 BLOCK 3 KING RIDGE II														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2560/840	RC VERDIGRIS LLC	06/27/2016	138,500	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax						
Remove Cap	2017	Land Value	44,630	24,939	11%	2,743	Assessed	18,255	1,992.93					
Year Frozen		Improvements	153,162	141,016		15,512	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	197,792	165,955		18,255	Total Taxable	17,255	1,901.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660098914	MOLSTER, CHASIDY D	85	194,949	1000	16,723	1,843.00							
2024	2024-660098914	MOLSTER, CHASIDY D	85	184,837	1000	16,207	1,675.00							
2023	2023-660098914	MOLSTER, CHASIDY D	85	170,164	1000	15,706	1,611.00							
2022	2022-660098914	MOLSTER, CHASIDY D	85	170,156	1000	15,220	1,576.00							
2021	2021-660098914	MOLSTER, CHASIDY D	85	143,876	1000	14,747	1,464.00							
2020	2020-660098914	MOLSTER, CHASIDY D	85	141,659	1000	14,289	1,466.00							
2019	2019-660098914	MOLSTER, CHASIDY D	85	134,940	1000	13,843	1,435.00							
2018	2018-660098914	MOLSTER, CHASIDY D	85	138,276	1000	14,210	1,470.00							
2017	2017-660098914	MOLSTER, CHASIDY D	85	137,168	1000	14,088	1,447.00							
2016	2016-660098914	MOLSTER, CHASIDY D	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	0.1817		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,915.00 x 5.64 = 44,630		
Factor Value			
Adjustments	1.0000		
Lot Value	44,630		



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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	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,148
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	179,525 156.38 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	166,210 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	153,162
Lot Value	44,630
Indicated Value	197,792 172.29 Per SqFt
Agland Value	
Site Improvements	
Total Value	197,792 172.29 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.78	Total Misc Impr	+ 1,641
Roofing Adj	+ 4.73	Garage Cost	+ 11,700
Subfloor Adj	+ -1.25	Total RCN	= 168,310
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	- 15,148
Plumbing Adj	+ 12.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 153,162
Adj Base Cost	= 134.99	Lot Value	+ 44,630
Total Area	x 1,148	Indicated Value	= 197,792
Adjusted Cost	= 154,969	Value Per SqFt	172.29

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129617	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	129618	13x4		52	24.10		1,253

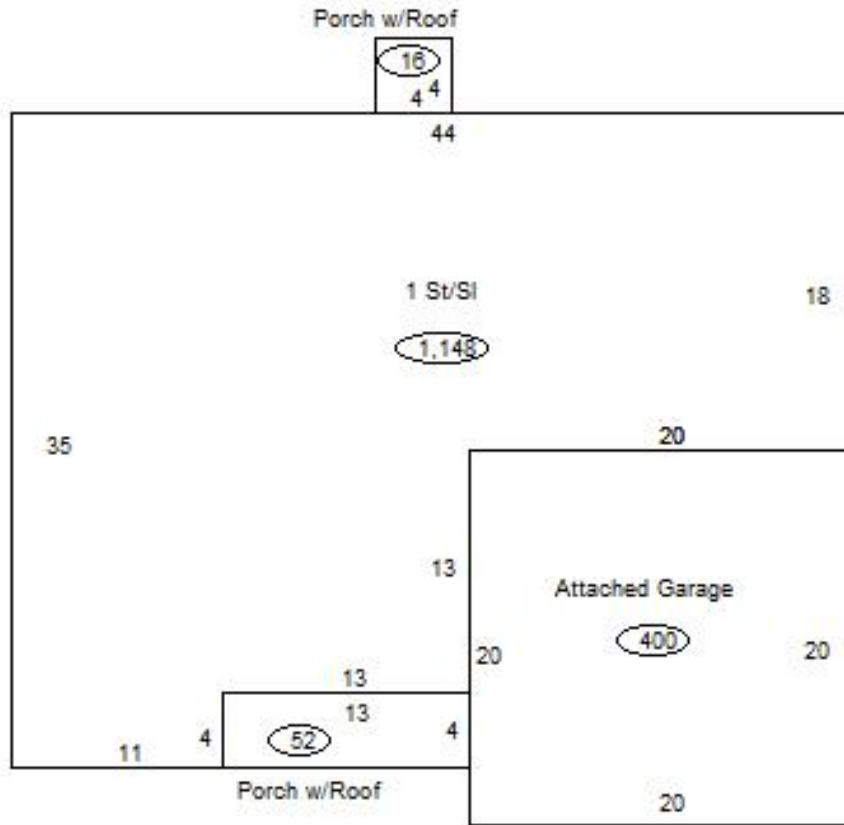


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Sketch Image

660098914



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,148	1.000	1,148
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	52	1.000	52
<b>Total Building Area</b>						1,148		1,148