



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image						
Account	660101593			<p>\\tsclient\T\TOMMY DUNLAP\New folder (154)\IMG_0004.JPG 3/7/2023</p>						
Parcel ID	000000000-0000415-001-0002									
Cadastral ID	30-21-16-12310									
Property Type	REAL - Real Property									
Property Class	URP	VI Area 1								
Tax Area	85 - CLRM SD-VERD TOWN/FIRE									
Name ID	327767									
CAPISTRAN, JOSE LUIS										
23327 S JEWELL DR CLAREMORE OK 74019-0000										
Parcel Location										
Situs	23327 S JEWELL DR									
Subdivision	KING RIDGE III									
Lot/Block	0002 / 0001	Parcel Size 1 - Lots								
Sec/Twn/Rng	30 / 21 / 16 / 5									
Neighborhood	1109 - R-V03-SW VERDIGRIS									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.27376025 -95.64714609				Building Permits						
LOT 2 BLOCK 1 KING RIDGE III				Number	Description	Opened	Closed	Amount		
				R19 01	R20-NEW 1480 SQ FT SFR	01/2019	04/2019	100,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RC VERDIGRIS LLC	05/28/2019	154,500	YES	
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2020		Land Value	45,385	32,797	11%	3,608	Assessed	21,399	2,336.17
Year Frozen			Improvements	161,734	161,734		17,791	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	207,119	194,531		21,399	Total Taxable	21,399	2,336.00
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101593	CAPISTRAN, JOSE LUIS		85	200,784	0	20,380	2,225.00		
2024	2024-660101593	CAPISTRAN, JOSE LUIS		85	204,124	0	19,409	1,994.00		
2023	2023-660101593	CAPISTRAN, JOSE LUIS		85	182,077	0	18,485	1,883.00		
2022	2022-660101593	CAPISTRAN, JOSE LUIS		85	183,640	0	17,605	1,811.00		
2021	2021-660101593	CAPISTRAN, JOSE LUIS		85	152,421	0	16,766	1,653.00		
2020	2020-660101593	CAPISTRAN, JOSE LUIS		85	150,112	0	16,512	1,682.00		
2019	2019-660101593	CAPISTRAN, JOSE LUIS		85	3,987	0	439	46.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1772		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,717.00 x 5.88 = 45,385		
Factor Value			
Adjustments	1.0000		
Lot Value	45,385		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Vinyl 5% Veneer, Masonry
Base/Total Area	1,334 / 1,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,334
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,433	134.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	180,380		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.32	Total Misc Impr	+ 2,319
Roofing Adj	+ 4.16	Garage Cost	+ 9,568
Subfloor Adj	+ 0.00	Total RCN	= 170,246
Heat/Cool Adj	+ 10.30	Depreciation (5%)	- 8,512
Plumbing Adj	+ 11.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 161,734
Adj Base Cost	= 118.71	Lot Value	+ 45,385
Total Area	x 1,334	Indicated Value	= 207,119
Adjusted Cost	= 158,359	Value Per SqFt	155.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,734		
Lot Value	45,385		
Indicated Value	207,119	155.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,119	155.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141106	10x8		80	21.04		1,683
PRCH	SLAB PORCH - COVERED	141108	6x5		30	21.20		636



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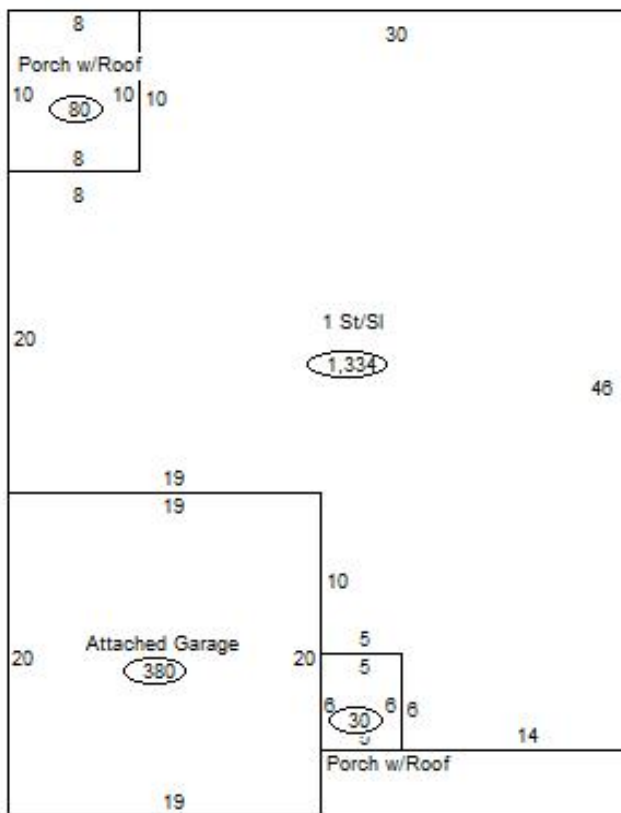
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Sketch Image

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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	1,334	1.000	1,334
2	M	PRCH		13	SLBC	80	1.000	80
3	G	1		13	Attached Garage	380	1.000	380
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						1,334		1,334