



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:44:00
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Assessment Data				Primary Image						
Account	660101596									
Parcel ID	000000000-0000415-001-0005									
Cadastral ID	30-21-16-12340									
Property Type	REAL - Real Property									
Property Class	URP	VI Area 1								
Tax Area	85 - CLRM SD-VERD TOWN/FIRE									
Name ID	336317									
COYLE, ALLISON										
23343 S JEWELL DR CLAREMORE OK 74019-0000										
Parcel Location										
Situs	23343 S JEWELL DR									
Subdivision	KING RIDGE III									
Lot/Block	0005 / 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: 36.27334909 -95.64763199				Building Permits						
LOT 5 BLOCK 1 KING RIDGE III				Number	Description	Opened	Closed	Amount		
				R19 9	R20- NEW 1366 SQ FT SFR	02/2019	07/2019	100,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HURT, STEPHANIE ANN	10/28/2021	175,000	YES	
					/	RC VERDIGRIS LLC	05/01/2019	148,000	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	2022		Land Value	51,461	30,953	11%	3,405	Assessed	22,284	2,432.79
Year Frozen			Improvements	176,266	171,630		18,879	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	227,727	202,583		22,284	Total Taxable	22,284	2,433.00
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101596	COYLE, ALLISON		85	220,605	0	21,223	2,317.00		
2024	2024-660101596	COYLE, ALLISON		85	209,528	0	20,212	2,076.00		
2023	2023-660101596	COYLE, ALLISON		85	175,000	0	19,250	1,961.00		
2022	2022-660101596	COYLE, ALLISON		85	175,000	0	19,250	1,980.00		
2021	2021-660101596	HURT, STEPHANIE ANN		85	151,607	0	16,677	1,645.00		
2020	2020-660101596	HURT, STEPHANIE ANN		85	149,295	0	16,422	1,673.00		
2019	2019-660101596	HURT, STEPHANIE ANN		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	0.217		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,453.00 x 5.44 = 51,461		
Factor Value			
Adjustments	1.0000		
Lot Value	51,461		



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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	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,351 / 1,351
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,351
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	198,630	147.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	183,200		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.64	Total Misc Impr	+	2,334	
Roofing Adj	+ 4.63	Garage Cost	+	11,700	
Subfloor Adj	+ -1.21	Total RCN	=	185,543	
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	9,277	
Plumbing Adj	+ 10.42	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	176,266	
Adj Base Cost	= 126.95	Lot Value	+	51,461	
Total Area	x 1,351	Indicated Value	=	227,727	
Adjusted Cost	= 171,509	Value Per SqFt		168.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,266		
Lot Value	51,461		
Indicated Value	227,727	168.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,727	168.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141538	11x7		77	24.03		1,850
PRCH	SLAB PORCH - COVERED	141539	5x4		20	24.21		484



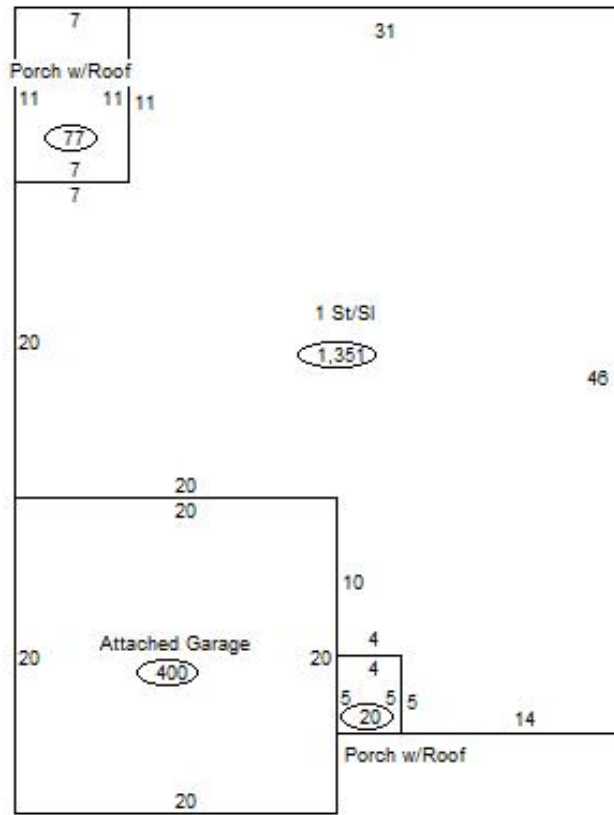
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Sketch Image

660101596



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,351	1.000	1,351
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	77	1.000	77
4	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,351		1,351