



# 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	660101615									
Parcel ID	000000000-0000415-002-0007									
Cadastral ID	30-21-16-12530									
Property Type	REAL - Real Property									
Property Class	URP	VI Area 1								
Tax Area	85 - CLRM SD-VERD TOWN/FIRE									
Name ID	334033									
VANDERPOOL, JONAH J										
23320 S DONNA LN CLAREMORE OK 74019-0000										
Parcel Location										
Situs	23320 S DONNA LN									
Subdivision	KING RIDGE III									
Lot/Block	0007 / 0002	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: 36.27393711 -95.64534422										
Building Permits										
LOT 7 BLOCK 2 KING RIDGE III										
Number	Description		Opened	Closed	Amount					
R18 22	R19- NEW SFR		08/2018	11/2018	100,000					
Exemptions										
Code	Type	Active	Maximum	Exemption	Sale History					
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code	
					/	RODROCK, MATHEW T	03/23/2021	170,000	YES	
					/	RC VERDIGRIS LLC	11/19/2018	164,000	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	43,820	35,036	11%	3,854	Assessed	21,648	2,363.35
Year Frozen			Improvements	186,979	161,760		17,794	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	230,799	196,796		21,648	Total Taxable	21,648	2,363.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660101615	VANDERPOOL, JONAH J			85	223,494	0	20,616	2,251.00	
2024	2024-660101615	VANDERPOOL, JONAH J			85	224,250	0	19,635	2,017.00	
2023	2023-660101615	VANDERPOOL, JONAH J			85	170,000	0	18,700	1,906.00	
2022	2022-660101615	VANDERPOOL, JONAH J			85	170,000	0	18,700	1,924.00	
2021	2021-660101615	VANDERPOOL, JONAH J			85	173,363	1000	18,070	1,792.00	
2020	2020-660101615	RODROCK, MATHEW T &			85	172,141	1000	17,591	1,803.00	
2019	2019-660101615	RODROCK, MATHEW T &			85	164,089	1000	17,050	1,765.00	



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2456		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,700.00 x 5.12 = 54,775		
Factor Value			
Adjustments	0.8000		
Lot Value	43,820		



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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	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	200,318	138.53 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	194,350	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	186,979		
Lot Value	43,820		
Indicated Value	230,799	159.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,799	159.61	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.23	Total Misc Impr	+ 2,570
Roofing Adj	+ 4.56	Garage Cost	+ 11,256
Subfloor Adj	+ -1.19	Total RCN	= 198,914
Heat/Cool Adj	+ 11.47	Depreciation ( 6%)	- 11,935
Plumbing Adj	+ 13.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,979
Adj Base Cost	= 128.00	Lot Value	+ 43,820
Total Area	x 1,446	Indicated Value	= 230,799
Adjusted Cost	= 185,088	Value Per SqFt	159.61

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139059	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	139060	4x4		16	24.22		388



# Rogers

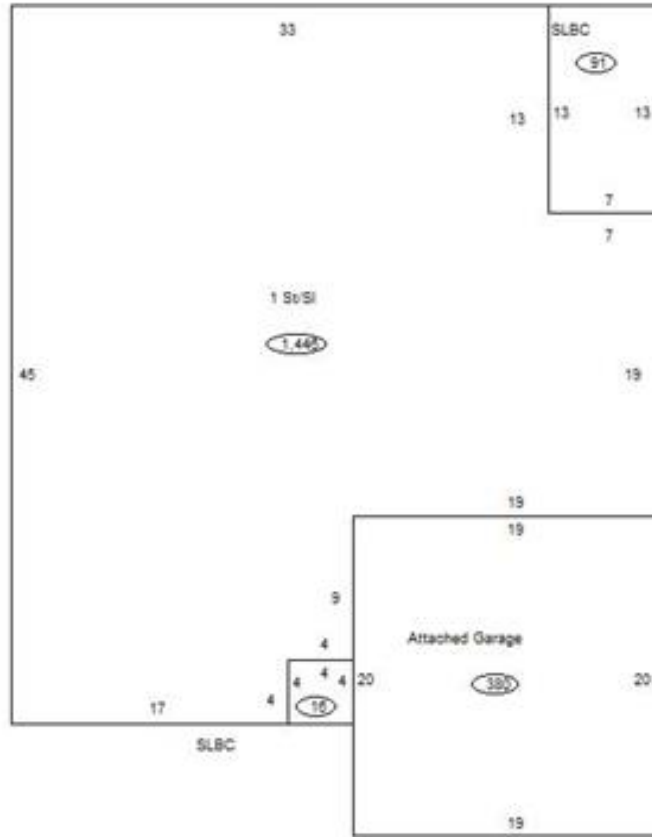
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Sketch Image

660101615



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,446	1.000	1,446
2	G	1		10	Attached Garage	380	1.000	380
3	M	PRCH		10	SLBC	91	1.000	91
4	M	PRCH		10	SLBC	16	1.000	16
<b>Total Building Area</b>						<b>1,446</b>		<b>1,446</b>