



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:44:37
Page 1

Assessment Data					Primary Image																																																																				
Account 660101616 Parcel ID 000000000-0000415-002-0008 Cadastral ID 30-21-16-12540 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 329277 EVANS, PHILLIP JOHN ROBERTS JR & ANNA MARIE 23321 S DONNA LN CLAREMORE OK 74019-0000 Parcel Location Situs 23321 S DONNA LN Subdivision KING RIDGE III Lot/Block 0008 / 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 Lot/Long: 36.27393350 -95.64495001																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5405		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,545.00 x 3.42 = 80,465		
Factor Value			
Adjustments	1.0000		
Lot Value	80,465		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,496 / 1,496
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,496
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	389 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	206,542	138.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	191,130		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.75	Total Misc Impr	+	2,413	
Roofing Adj	+ 4.51	Garage Cost	+	11,460	
Subfloor Adj	+ -1.16	Total RCN	=	199,347	
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	9,967	
Plumbing Adj	+ 9.41	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	189,380	
Adj Base Cost	= 123.98	Lot Value	+	80,465	
Total Area	x 1,496	Indicated Value	=	269,845	
Adjusted Cost	= 185,474	Value Per SqFt		180.38	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,380		
Lot Value	80,465		
Indicated Value	269,845	180.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	269,845	180.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143141	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	143143	56		56	24.09		1,349

