




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	660101618								
Parcel ID	000000000-0000415-002-0010								
Cadastral ID	30-21-16-12560								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	346496								
DOLPH, LAURA & DUSTIN									
23331 S DONNA LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23331 S DONNA LN								
Subdivision	KING RIDGE III								
Lot/Block	0010 / 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: 36.27339611 -95.64509095									
Building Permits									
LOT 10 BLOCK 2 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R18 32	R19- NEW 2003 SQ FT SFR	10/2018	12/2018	100,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RR4 OPCO1 LP	02/26/2025	236,000	YES					
/	JARVIS, BILL LEE	06/17/2022	219,000	YES					
/	JARVIS, MAVIS LAVERN	05/23/2022	0	4					
/	RC VERDIGRIS LLC	12/14/2018	163,500	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	2026	Land Value	47,691	47,691	11%	5,246	Assessed	26,028 2,841.52	
Year Frozen	2019	Improvements	188,924	188,924		20,782	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	236,615	236,615		26,028	Total Taxable	26,028 2,842.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101618	DOLPH, LAURA & DUSTIN	85	229,055	0	25,196	2,751.00		
2024	2024-660101618	RR4 OPCO1 LP	85	219,389	0	24,132	2,479.00		
2023	2023-660101618	RR4 OPCO1 LP	85	219,000	0	24,090	2,455.00		
2022	2022-660101618	RR4 OPCO1 LP	85	206,614	1000	16,726	1,731.00		
2021	2021-660101618	JARVIS, MAVIS LAVERN	85	170,431	1000	16,726	1,660.00		
2020	2020-660101618	JARVIS, MAVIS LAVERN	85	169,188	1000	16,726	1,715.00		
2019	2019-660101618	JARVIS, MAVIS LAVERN	85	161,145	1000	16,726	1,732.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1923		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,376.00 x 5.69 = 47,691		
Factor Value			
Adjustments	1.0000		
Lot Value	47,691		



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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	1,511 / 1,511
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,511
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	424 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	208,238	137.81 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	203,980	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	188,924		
Lot Value	47,691		
Indicated Value	236,615	156.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,615	156.59	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.05	Total Misc Impr	+	2,666
Roofing Adj	+ 4.50	Garage Cost	+	12,177
Subfloor Adj	+ -1.15	Total RCN	=	200,983
Heat/Cool Adj	+ 11.47	Depreciation (6%)	-	12,059
Plumbing Adj	+ 9.32	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	188,924
Adj Base Cost	= 123.19	Lot Value	+	47,691
Total Area	x 1,511	Indicated Value	=	236,615
Adjusted Cost	= 186,140	Value Per SqFt		156.59

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139482		91	91	23.98		2,182
PRCH	SLAB PORCH - COVERED	139483	5x4		20	24.21		484



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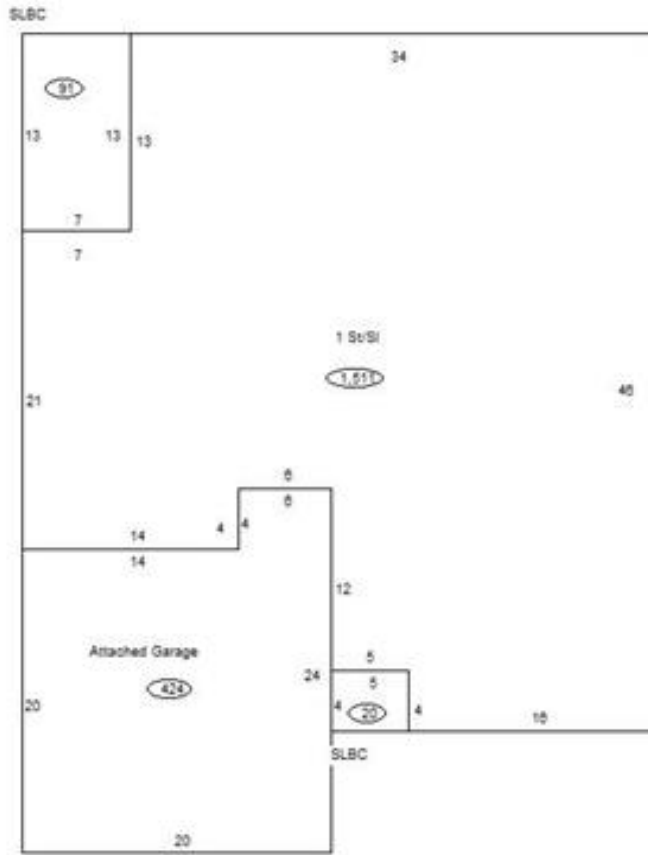
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Sketch Image

660101618



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,511	1.000	1,511
2	G	1		10	Attached Garage	424	1.000	424
3	M	PRCH		10	SLBC	91	1.000	91
4	M	PRCH		10	SLBC	20	1.000	20
Total Building Area						1,511		1,511