



# 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	660101621								
Parcel ID	000000000-0000415-002-0013								
Cadastral ID	30-21-16-12590								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	327037								
FORSHEE, BRANDY SHAREE									
23347 S DONNA LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23347 S DONNA LN								
Subdivision	KING RIDGE III								
Lot/Block	0013 / 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: 36.27294159 -95.64547004									
Building Permits									
LOT 13 BLOCK 2 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R18 45	R20- NEW 1559 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	03/12/2019	155,500	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	38,352	27,659	11%	3,042	Assessed	22,416	2,447.20
Year Frozen		Improvements	197,340	176,123		19,374	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	235,692	203,782		22,416	Total Taxable	22,416	2,447.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101621	FORSHEE, BRANDY SHAREE	85	227,717	0	21,349	2,330.00		
2024	2024-660101621	FORSHEE, BRANDY SHAREE	85	228,381	0	20,333	2,088.00		
2023	2023-660101621	FORSHEE, BRANDY SHAREE &	85	190,889	0	19,364	1,973.00		
2022	2022-660101621	FORSHEE, BRANDY SHAREE &	85	192,724	0	18,442	1,897.00		
2021	2021-660101621	FORSHEE, BRANDY SHAREE &	85	159,672	0	17,564	1,732.00		
2020	2020-660101621	FORSHEE, BRANDY SHAREE &	85	157,205	0	17,293	1,762.00		
2019	2019-660101621	FORSHEE, BRANDY SHAREE &	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	0.1939		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,447.00 x 5.68 = 47,940		
Factor Value			
Adjustments	0.8000		
Lot Value	38,352		



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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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,586 / 1,586
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,586
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 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	213,046	134.33 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	197,800	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	197,340		
Lot Value	38,352		
Indicated Value	235,692	148.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,692	148.61	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	98.16	Total Misc Impr	+	2,819
Roofing Adj	+ 4.46	Garage Cost	+	11,700
Subfloor Adj	+ -1.15	Total RCN	=	207,726
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	10,386
Plumbing Adj	+ 8.88	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	197,340
Adj Base Cost	= 121.82	Lot Value	+	38,352
Total Area	x 1,586	Indicated Value	=	235,692
Adjusted Cost	= 193,207	Value Per SqFt		148.61

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	141071	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	141072	73		73	24.04		1,755



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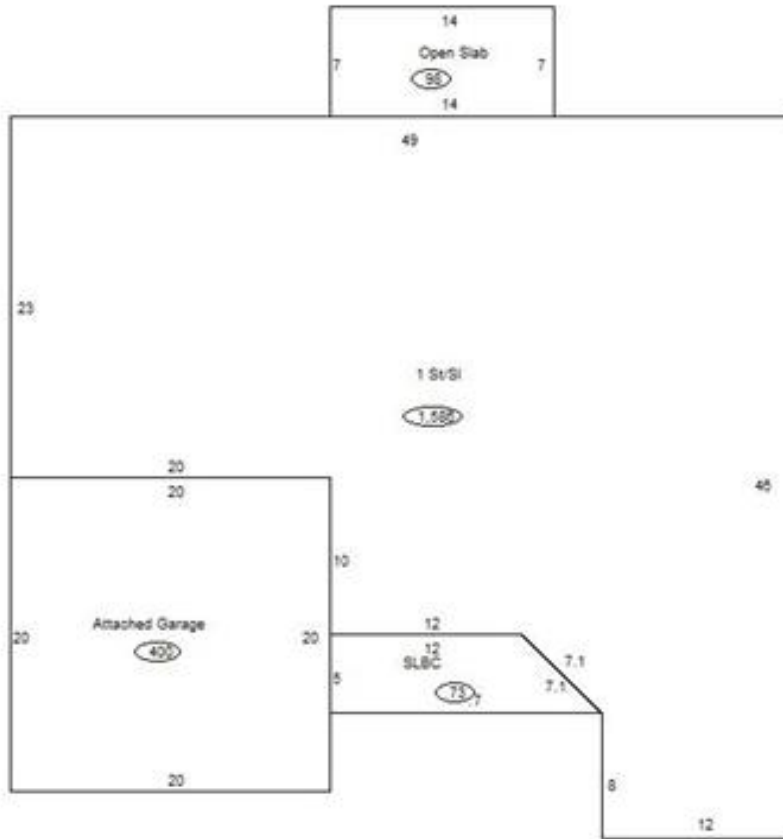
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### Sketch Image

660101621



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,586	1.000	1,586
2	M	PATO		10	Open Slab	98	1.000	98
3	M	PRCH		10	SLBC	73	1.000	73
4	G	1		10	Attached Garage	400	1.000	400
<b>Total Building Area</b>						<b>1,586</b>		<b>1,586</b>