



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:44:48  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101622 <b>Parcel ID</b> 000000000-0000415-002-0014 <b>Cadastral ID</b> 30-21-16-12600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 327124 HARDISON, PHILLIP JOHN  23353 S DONNA LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23353 S DONNA LN <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0014 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0025.JPG 3/29/2023</p>																																																																				
<b>Legal Description</b> Lot/Long: 36.27276844 -95.64553837 LOT 14 BLOCK 2 KING RIDGE III																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1997	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,698.00 x 5.61 = 48,818	
Factor Value		
Adjustments	1.0000	
Lot Value	48,818	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,333 / 1,333
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,333
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	179,384	134.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	180,310		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,405		
Lot Value	48,818		
Indicated Value	208,223	156.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	208,223	156.21	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.12	Total Misc Impr	+	3,612			
Roofing Adj	+ 4.08	Garage Cost	+	9,568			
Subfloor Adj	+ 0.00	Total RCN	=	167,795			
Heat/Cool Adj	+ 10.30	Depreciation ( 5%)	-	8,390			
Plumbing Adj	+ 9.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,405			
Adj Base Cost	= 115.99	Lot Value	+	48,818			
Total Area	x 1,333	Indicated Value	=	208,223			
Adjusted Cost	= 154,615	Value Per SqFt		156.21			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141076	16x7		112	20.94		2,345
PRCH	SLAB PORCH - COVERED	141077	12x5		60	21.11		1,267

