



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:44:51  
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Assessment Data					Primary Image																																																																					
<b>Account</b> 660101624 <b>Parcel ID</b> 000000000-0000415-002-0016 <b>Cadastral ID</b> 30-21-16-12620 <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> 346611 MADRIGAL, BRISA J & CHRISTIAN TORRES CORTES  23365 S DONNA LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23365 S DONNA LN <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0016 / 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_0027.JPG 3/29/2023</p>																																																																					
<b>Legal Description</b> Lat/Long: 36.27248530 -95.64586477 LOT 16 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	0.1965	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,558.00 x 5.65 = 48,328	<p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0027.JPG 3/29/2023</p>
Factor Value		
Adjustments	1.3078	
Lot Value	63,204	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,282 / 1,282
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,282
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	342 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

Cost Approach		Manual : 01/2025	
Base Cost	93.14	Total Misc Impr	+ 3,158
Roofing Adj	+ 4.11	Garage Cost	+ 8,871
Subfloor Adj	+ 0.00	Total RCN	= 162,549
Heat/Cool Adj	+ 10.30	Depreciation ( 6%)	- 9,753
Plumbing Adj	+ 9.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 152,796
Adj Base Cost	= 117.41	Lot Value	+ 63,204
Total Area	x 1,282	Indicated Value	= 216,000
Adjusted Cost	= 150,520	Value Per SqFt	168.49

GRM Approach			
GRM Code			
Gross Rent		0.00	
Indicated Value			
Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,132	133.49	Per SqFt
Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	174,620		Per SqFt
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,796		
Lot Value	63,204		
Indicated Value	216,000	168.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,000	168.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139490	15x6		90	21.01		1,891
PRCH	SLAB PORCH - COVERED	139491	12x5		60	21.11		1,267



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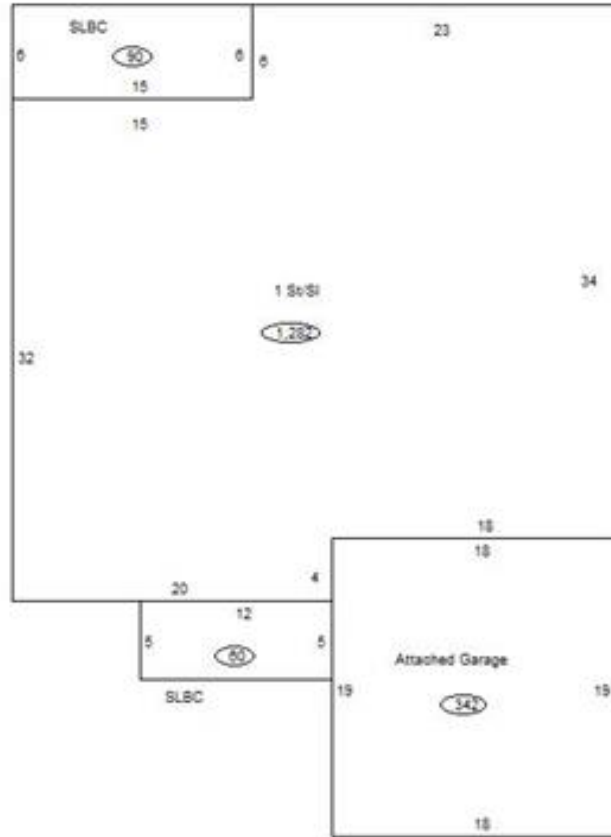
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Sketch Image

660101624



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,282	1.000	1,282
2	G	1		10	Attached Garage	342	1.000	342
3	M	PRCH		10	SLBC	90	1.000	90
4	M	PRCH		10	SLBC	60	1.000	60
<b>Total Building Area</b>						1,282		1,282