



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:44:53  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101625 <b>Parcel ID</b> 000000000-0000415-002-0017 <b>Cadastral ID</b> 30-21-16-12630 <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> 326814 LEITER, CRYSTAL DAWN & RONSON A  23371 S DONNA LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23371 S DONNA LN <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0017 / 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																																																																									
<b>Legal Description</b> Lat/Long: 36.27235835 -95.64606292																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1949		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,491.00 x 5.66 = 48,094		
Factor Value			
Adjustments	1.0000		
Lot Value	48,094		



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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	1,328 / 1,328
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,328
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	360 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	174,998	131.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	179,520		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.23	Total Misc Impr	+ 2,566
Roofing Adj	+ 4.08	Garage Cost	+ 9,184
Subfloor Adj	+ 0.00	Total RCN	= 171,429
Heat/Cool Adj	+ 10.30	Depreciation ( 6%)	- 10,286
Plumbing Adj	+ 13.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 161,143
Adj Base Cost	= 120.24	Lot Value	+ 48,094
Total Area	x 1,328	Indicated Value	= 209,237
Adjusted Cost	= 159,679	Value Per SqFt	157.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,143		
Lot Value	48,094		
Indicated Value	209,237	157.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,237	157.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	139496	14x10		140	9.91		1,387
PRCH	SLAB PORCH - COVERED	139497	16x3		48	21.14		1,015
PATO	SLAB PORCH - OPEN	139498	16x1		16	10.24		164



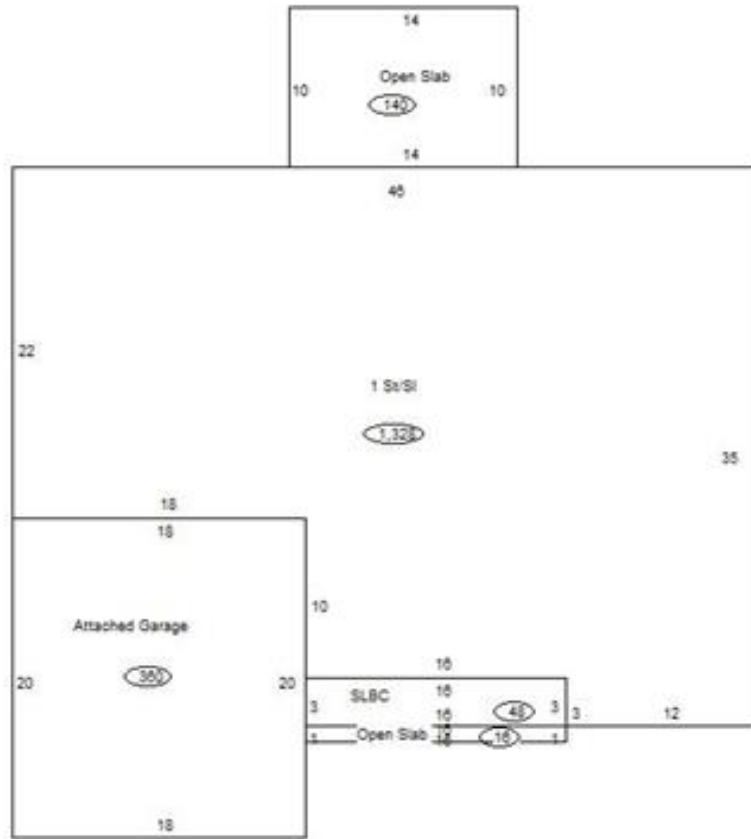
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Sketch Image

660101625



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,328	1.000	1,328
2	G	1		10	Attached Garage	360	1.000	360
3	M	PATO		10	Open Slab	140	1.000	140
4	M	PRCH		10	SLBC	48	1.000	48
5	M	PATO		10	Open Slab	16	1.000	16
<b>Total Building Area</b>						1,328		1,328