



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	660101626								
Parcel ID	000000000-0000415-002-0018								
Cadastral ID	30-21-16-12640								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	333226								
LANDIS, RAYMOND III & MELISSA RENEE									
23375 S DONNA LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23375 S DONNA LN								
Subdivision	KING RIDGE III								
Lot/Block	0018 / 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: 36.27218762 -95.64612524									
Building Permits									
LOT 18 BLOCK 2 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R18 34	R19- NEW 2021 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					
/	HUGHES, TERRY W JR &	11/05/2020	169,500	YES					
/	RC VERDIGRIS LLC	12/31/2018	160,500	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	2021	Land Value	38,565	26,908	11%	2,960	Assessed	21,584 2,356.36	
Year Frozen		Improvements	192,629	169,308		18,624	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	231,194	196,216		21,584	Total Taxable	21,584 2,356.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101626	LANDIS, RAYMOND III &	85	223,468	0	20,556	2,244.00		
2024	2024-660101626	LANDIS, RAYMOND III &	85	223,798	0	19,577	2,011.00		
2023	2023-660101626	LANDIS, RAYMOND III &	85	169,500	0	18,645	1,900.00		
2022	2022-660101626	LANDIS, RAYMOND III &	85	209,777	0	19,948	2,053.00		
2021	2021-660101626	LANDIS, RAYMOND III &	85	172,712	0	18,998	1,874.00		
2020	2020-660101626	HUGHES, TERRY W JR &	85	171,450	1000	17,500	1,793.00		
2019	2019-660101626	HUGHES, TERRY W JR &	85	163,286	0	17,961	1,849.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1957		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,523.00 x 5.66 = 48,206		
Factor Value			
Adjustments	0.8000		
Lot Value	38,565		



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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	1,553 / 1,553
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,553
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 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	208,669	134.37 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	204,920	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	192,629		
Lot Value	38,565		
Indicated Value	231,194	148.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	231,194	148.87	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.55	Total Misc Impr	+	3,106
Roofing Adj	+ 4.48	Garage Cost	+	11,700
Subfloor Adj	+ -1.15	Total RCN	=	204,924
Heat/Cool Adj	+ 11.47	Depreciation (6%)	-	12,295
Plumbing Adj	+ 9.07	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	192,629
Adj Base Cost	= 122.42	Lot Value	+	38,565
Total Area	x 1,553	Indicated Value	=	231,194
Adjusted Cost	= 190,118	Value Per SqFt		148.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	139711	14x10		140	10.51		1,471
PRCH	SLAB PORCH - COVERED	139712	68		68	24.05		1,635



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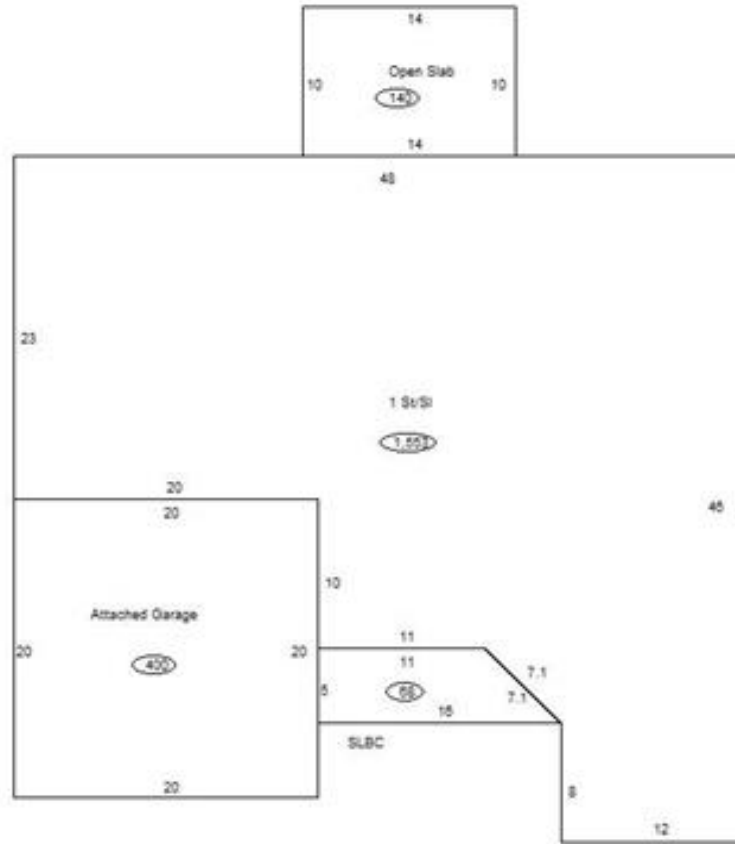
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Sketch Image

660101626



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,553	1.000	1,553
2	G	1		10	Attached Garage	400	1.000	400
3	M	PATO		10	Open Slab	140	1.000	140
4	M	PRCH		10	SLBC	68	1.000	68
Total Building Area						1,553		1,553