



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	660101628								
Parcel ID	000000000-0000415-002-0020								
Cadastral ID	30-21-16-12660								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	348102								
LEMIEUX, DALTON G									
23387 S DONNA LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23387 S DONNA LN								
Subdivision	KING RIDGE III								
Lot/Block	0020 / 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: 36.27186418 -95.64628715									
Building Permits									
LOT 20 BLOCK 2 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R18 33	R19- NEW 2003 SQ FT SFR	10/2018	12/2018	100,000					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	PETERSON, PHILIP MARC &	09/11/2025	219,000	YES
					/	RC VERDIGRIS LLC	01/28/2019	161,000	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	2026	Land Value	46,558	46,558	11%	5,121	Assessed	24,090	2,629.95
Year Frozen		Improvements	172,442	172,442		18,969	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	219,000	219,000		24,090	Total Taxable	24,090	2,630.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101628	LEMIEUX, DALTON G	85	217,857	1000	19,371	2,131.00		
2024	2024-660101628	PETERSON, PHILIP MARC &	85	217,549	1000	18,779	1,940.00		
2023	2023-660101628	PETERSON, PHILIP MARC &	85	197,609	1000	18,202	1,865.00		
2022	2022-660101628	PETERSON, PHILIP MARC &	85	199,405	1000	17,643	1,825.00		
2021	2021-660101628	PETERSON, PHILIP MARC &	85	164,546	1000	17,100	1,696.00		
2020	2020-660101628	PETERSON, PHILIP MARC &	85	163,402	1000	16,974	1,739.00		
2019	2019-660101628	PETERSON, PHILIP MARC &	85	56,366	0	6,201	638.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1938		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,441.00 x 5.68 = 47,919		
Factor Value			
Adjustments	0.9716		
Lot Value	46,558		



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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	1,494 / 1,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,494
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 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
Adjusted R	0.8445
Indicated Value	186,720 124.98 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	196,860 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	172,442		
Lot Value	46,558		
Indicated Value	219,000	146.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	219,000	146.59	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.76	Total Misc Impr	+ 2,337
Roofing Adj	+ 4.05	Garage Cost	+ 9,944
Subfloor Adj	+ 0.00	Total RCN	= 183,449
Heat/Cool Adj	+ 10.30	Depreciation (6%)	- 11,007
Plumbing Adj	+ 8.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,442
Adj Base Cost	= 114.57	Lot Value	+ 46,558
Total Area	x 1,494	Indicated Value	= 219,000
Adjusted Cost	= 171,168	Value Per SqFt	146.59

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139501	13x7		91	21.01		1,912
PRCH	SLAB PORCH - COVERED	139502	5x4		20	21.23		425



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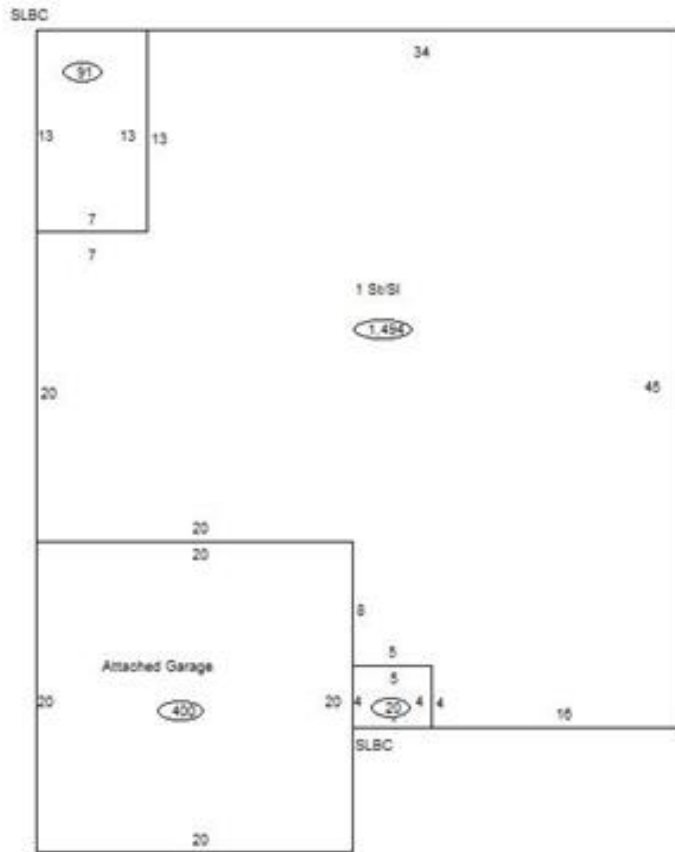
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Sketch Image

660101628



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,494	1.000	1,494
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	91	1.000	91
4	M	PRCH		10	SLBC	20	1.000	20
Total Building Area						1,494		1,494