



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:45:00
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Assessment Data					Primary Image				
Account	660101629								
Parcel ID	000000000-0000415-002-0021								
Cadastral ID	30-21-16-12670								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	326247								
GOODIN, CONNIE N									
23393 S DONNA LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23393 S DONNA LN								
Subdivision	KING RIDGE III								
Lot/Block	0021 / 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: 36.27178929 -95.64663155									
Building Permits									
LOT 21 BLOCK 2 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R18 24	R19- NEW 1559 SW FT SFR	09/2018	12/2018	100,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RC VERDIGRIS LLC	11/15/2018	163,500	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	2019	Land Value	38,246	26,496	11%	2,915	Assessed	21,933 2,394.47	
Year Frozen		Improvements	191,057	172,888		19,018	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	229,303	199,384		21,933	Total Taxable	20,933 2,302.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101629	GOODIN, CONNIE N &	85	221,572	1000	20,294	2,233.00		
2024	2024-660101629	GOODIN, CONNIE N &	85	221,259	1000	19,673	2,031.00		
2023	2023-660101629	GOODIN, CONNIE N &	85	206,773	1000	19,071	1,954.00		
2022	2022-660101629	GOODIN, CONNIE N &	85	208,607	1000	18,487	1,912.00		
2021	2021-660101629	DOHERTY, NICOLE HOLLAND	85	171,993	1000	17,919	1,777.00		
2020	2020-660101629	DOHERTY, NICOLE HOLLAND	85	170,744	1000	17,425	1,786.00		
2019	2019-660101629	DOHERTY, NICOLE HOLLAND	85	162,622	1000	16,888	1,748.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1931		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,409.00 x 5.69 = 47,807		
Factor Value			
Adjustments	0.8000		
Lot Value	38,246		



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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	1,530 / 1,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,530
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 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
Adjusted R	0.8445	
Indicated Value	203,684	133.13 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	199,430	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	191,057		
Lot Value	38,246		
Indicated Value	229,303	149.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	229,303	149.87	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.83	Total Misc Impr	+	4,507
Roofing Adj	+ 4.49	Garage Cost	+	10,800
Subfloor Adj	+ -1.15	Total RCN	=	203,252
Heat/Cool Adj	+ 11.47	Depreciation (6%)	-	12,195
Plumbing Adj	+ 9.20	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	191,057
Adj Base Cost	= 122.84	Lot Value	+	38,246
Total Area	x 1,530	Indicated Value	=	229,303
Adjusted Cost	= 187,945	Value Per SqFt		149.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139505	14x7		98	23.96		2,348
PRCH	SLAB PORCH - COVERED	139506	90		90	23.99		2,159



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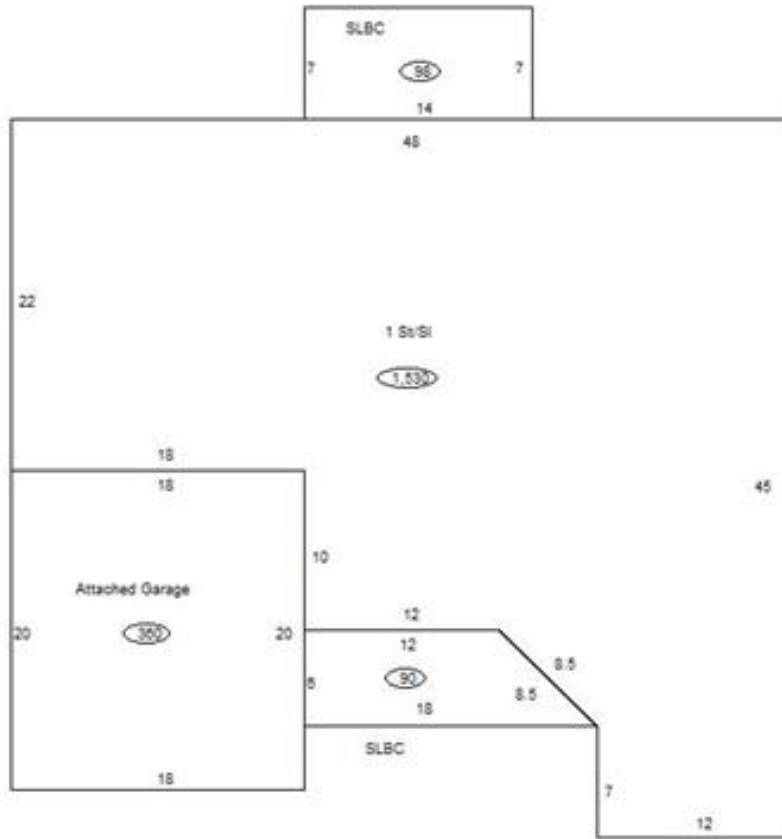
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Sketch Image

660101629



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,530	1.000	1,530
2	G	1		10	Attached Garage	360	1.000	360
3	M	PRCH		10	SLBC	98	1.000	98
4	M	PRCH		10	SLBC	90	1.000	90
Total Building Area						1,530		1,530