



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:45:02  
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Assessment Data					Primary Image				
<b>Account</b>	660101630								
<b>Parcel ID</b>	000000000-0000415-002-0022								
<b>Cadastral ID</b>	30-21-16-12680								
<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>	344365								
HUNTER, BLAKE M									
23405 S DONNA LN CLAREMORE OK 74019-0000									
<b>Parcel Location</b>									
<b>Situs</b>	23405 S DONNA LN								
<b>Subdivision</b>	KING RIDGE III								
<b>Lot/Block</b>	0022 / 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: 36.27162503 -95.64670064									
<b>Building Permits</b>									
LOT 22 BLOCK 2 KING RIDGE III									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R18 25	R19- NEW 1480 SQ FT SFR	09/2018	12/2018	100,000					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	No	1,000						
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	BRANCH, CALEB & KAITLYN	05/10/2024	233,000	YES					
/	STEWART, LINDSEY DIANE	02/14/2022	190,000	YES					
/	RC VERDIGRIS LLC	11/29/2018	165,000	YES					
/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>	
Remove Cap	2025	Land Value	50,057	50,057	11%	5,506	Assessed	26,454 2,888.03	
Year Frozen		Improvements	190,439	190,439		20,948	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	240,496	240,496		26,454	Total Taxable	26,454 2,888.00	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660101630	HUNTER, BLAKE M	85	233,000	0	25,630	2,798.00		
2024	2024-660101630	HUNTER, BLAKE M	85	220,658	0	21,945	2,254.00		
2023	2023-660101630	BRANCH, CALEB & KAITLYN	85	190,000	0	20,901	2,130.00		
2022	2022-660101630	BRANCH, CALEB & KAITLYN	85	208,434	1000	18,569	1,921.00		
2021	2021-660101630	VIRDELL, LINDSEY DIANE AKA	85	172,717	1000	17,999	1,785.00		
2020	2020-660101630	VIRDELL, LINDSEY DIANE AKA	85	171,460	1000	17,501	1,794.00		
2019	2019-660101630	VIRDELL, LINDSEY DIANE AKA	85	163,292	1000	16,962	1,756.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1905		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,298.00 x 5.71 = 47,418		
Factor Value			
Adjustments	1.0557		
Lot Value	50,057		



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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	1,494 / 1,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,494
Fixture/RghIn	14 /
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	
Adusted R	0.8445		
Indicated Value	205,050	137.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	184,850		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.31	Total Misc Impr	+	2,666			
Roofing Adj	+ 4.51	Garage Cost	+	11,700			
Subfloor Adj	+ -1.16	Total RCN	=	202,595			
Heat/Cool Adj	+ 11.47	Depreciation ( 6%)	-	12,156			
Plumbing Adj	+ 11.86	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	190,439			
Adj Base Cost	= 125.99	Lot Value	+	50,057			
Total Area	x 1,494	Indicated Value	=	240,496			
Adjusted Cost	= 188,229	Value Per SqFt		160.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,439		
Lot Value	50,057		
Indicated Value	240,496	160.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,496	160.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139509	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	139510	5x4		20	24.21		484

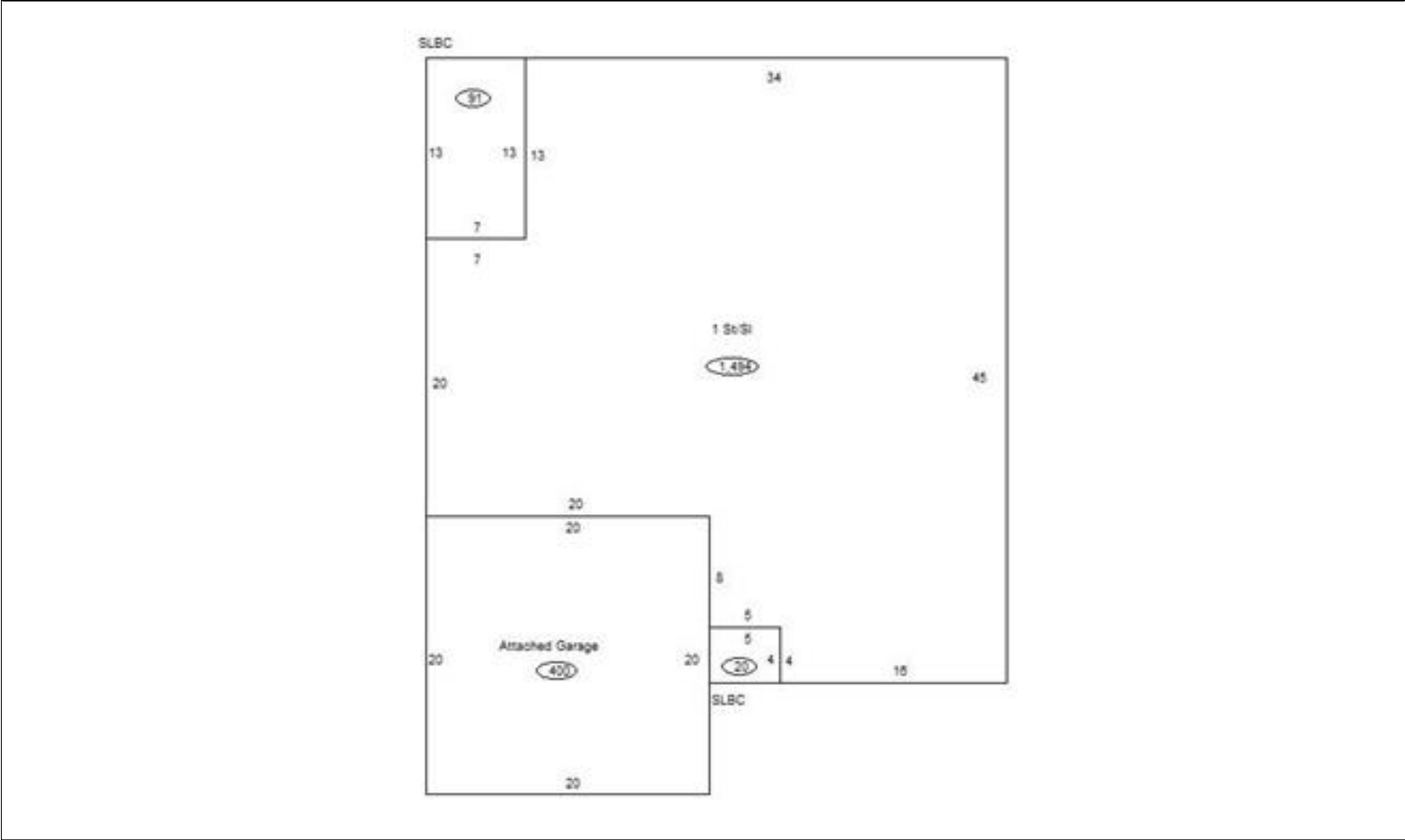


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Sketch Image

660101630



**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
<b>Total Building Area</b>						1,494		1,494