



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:45:59
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Assessment Data					Primary Image														
Account 660101661 Parcel ID 000000000-0000415-005-0001 Cadastral ID 30-21-16-12990 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 349022 ANDERSON, ZACHARY LEE 23394 S BECKY BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23394 S BECKY BLVD Subdivision KING RIDGE III Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lot/Long: 36.27232234 -95.64943543																			
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
LOT 1 BLOCK 5 KING RIDGE III					/	DALMASI, LUIS GIANCARLO SANCHEZ	12/22/2025	235,000	YES										
					/	RC VERDIGRIS LLC	12/18/2019	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	42,778	42,778	11%	Assessed	25,850	2,822.09										
Year Frozen			Improvements	192,222	192,222		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	235,000	235,000		Total Taxable	25,850	2,822.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660101661	DALMASI, LUIS GIANCARLO SANCHEZ &			85	224,723	0	21,823	2,382.00										
2024	2024-660101661	DALMASI, LUIS GIANCARLO SANCHEZ &			85	224,956	0	20,784	2,135.00										
2023	2023-660101661	DALMASI, LUIS GIANCARLO SANCHEZ &			85	195,406	0	19,794	2,017.00										
2022	2022-660101661	DALMASI, LUIS GIANCARLO SANCHEZ &			85	197,131	0	18,851	1,939.00										
2021	2021-660101661	DALMASI, LUIS GIANCARLO SANCHEZ			85	163,214	0	17,954	1,770.00										
2020	2020-660101661	DALMASI, LUIS GIANCARLO SANCHEZ			85	160,700	0	17,677	1,801.00										
2019	2019-660101661	RC VERDIGRIS LLC			85	3,987	0	439	46.00										



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2095		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,124.00 x 5.51 = 50,309		
Factor Value			
Adjustments	0.8503		
Lot Value	42,778		



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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	1,527 / 1,527
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,527
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	404 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,784	137.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	194,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.88	Total Misc Impr	+	2,874			
Roofing Adj	+ 4.49	Garage Cost	+	11,781			
Subfloor Adj	+ -1.15	Total RCN	=	202,339			
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	10,117			
Plumbing Adj	+ 9.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	192,222			
Adj Base Cost	= 122.91	Lot Value	+	42,778			
Total Area	x 1,527	Indicated Value	=	235,000			
Adjusted Cost	= 187,684	Value Per SqFt		153.90			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,222		
Lot Value	42,778		
Indicated Value	235,000	153.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,000	153.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143228	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	143230	4x4		16	24.22		388
PATO	SLAB PORCH - OPEN	143231	7x4		28	10.86		304

