



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:12:46
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Assessment Data				Primary Image						
Account 660104342 Parcel ID 00000-0-0-0000416-001-0002 Cadastral ID 30-21-16-13520 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 333930 HAMBY, ELIZABETH CAPUTO & DUSTIN DUANE 23582 S MAE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23582 S MAE DR Subdivision KING RIDGE IV Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\TOMMY DUNLAP\New folder (156)\IMG_0002.JPG 3/22/2023</p>						
Legal Description Lat/Long: 36.27003185 -95.65069270										
LOT 2 BLOCK 1 KING RIDGE IV				Building Permits						
				Number	Description	Opened	Closed	Amount		
				R20 48	R22- NEW 1243 SQ FT SFR	11/2020	05/2021	100,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RC VERDIGRIS LLC	03/19/2021	165,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2022		Land Value	38,002	27,250	11%	2,998	Assessed	21,011	2,293.81
Year Frozen			Improvements	171,745	163,757		18,013	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	209,747	191,007		21,011	Total Taxable	21,011	2,294.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104342	HAMBY, ELIZABETH CAPUTO &			85	204,541	0	20,011	2,185.00	
2024	2024-660104342	HAMBY, ELIZABETH CAPUTO &			85	203,589	0	19,058	1,957.00	
2023	2023-660104342	HAMBY, ELIZABETH CAPUTO &			85	165,000	0	18,150	1,850.00	
2022	2022-660104342	HAMBY, ELIZABETH CAPUTO &			85	165,000	0	18,150	1,867.00	
2021	2021-660104342	HAMBY, ELIZABETH CAPUTO &			85	5,354	0	589	58.00	



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.191		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,322.00 x 5.71 = 47,502		
Factor Value			
Adjustments	0.8000		
Lot Value	38,002		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,254 / 1,254
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,254
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	196,973	157.08 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	178,080	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	171,745		
Lot Value	38,002		
Indicated Value	209,747	167.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,747	167.26	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.82	Total Misc Impr	+	1,506
Roofing Adj	+ 4.70	Garage Cost	+	14,362
Subfloor Adj	+ -1.21	Total RCN	=	178,901
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	7,156
Plumbing Adj	+ 11.23	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	171,745
Adj Base Cost	= 130.01	Lot Value	+	38,002
Total Area	x 1,254	Indicated Value	=	209,747
Adjusted Cost	= 163,033	Value Per SqFt		167.26

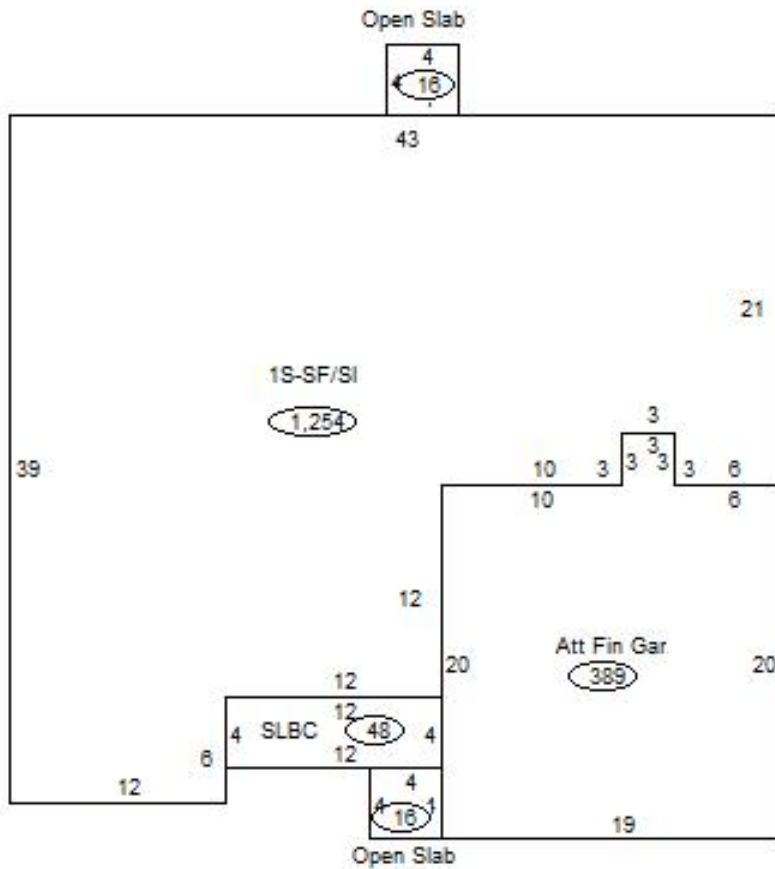
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150353	4x4		16	10.86		174
PRCH	Slab Porch - Covered	150354	12x4		48	24.12		1,158
PATO	Slab Porch - Open	150355	4x4		16	10.86		174



Sketch Image

660104342



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,254	1.000	1,254
2	G	5		13	Att Fin Gar	389	1.000	389
3	M	PATO		13	Open Slab	16	1.000	16
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						1,254		1,254