



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 660104348 Parcel ID 00000-0-0-0000416-001-0008 Cadastral ID 30-21-16-13580 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 334188 MOREN, SHANDA ANN 23513 S MAE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23513 S MAE DR Subdivision KING RIDGE IV Lot/Block 0008 / 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_0008.JPG 4/3/2023</p>															
Legal Description Lat/Long: 36.27079303 -95.64983877										Building Permits									
LOT 8 BLOCK 1 KING RIDGE IV				<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>R21</td> <td>R22- NEW SFR</td> <td>03/2021</td> <td>05/2021</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21	R22- NEW SFR	03/2021	05/2021	
Number	Description	Opened	Closed	Amount															
R21	R22- NEW SFR	03/2021	05/2021																
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	RAUSCH COLEMAN HOMES OF TULSA/	04/16/2021	184,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2022		Land Value	44,750	36,939	11%	4,063	Assessed	23,494	2,564.88									
Year Frozen			Improvements	202,348	176,642		19,431	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	247,098	213,581		23,494	Total Taxable	23,494	2,565.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104348	MOREN, SHANDA ANN			85	240,823	0	22,375	2,443.00										
2024	2024-660104348	MOREN, SHANDA ANN			85	243,668	0	21,310	2,189.00										
2023	2023-660104348	MOREN, SHANDA ANN			85	184,500	0	20,295	2,068.00										
2022	2022-660104348	MOREN, SHANDA ANN			85	184,500	0	20,295	2,088.00										
2021	2021-660104348	MOREN, SHANDA ANN			85	5,354	0	589	58.00										



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.259	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	11,281.00 x 4.96 = 55,937	
Factor Value		
Adjustments	0.8000	
Lot Value	44,750	

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	1,568 / 1,568
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,568
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,235	137.90	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	194,620 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,348		
Lot Value	44,750		
Indicated Value	247,098	157.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	247,098	157.59	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.84	Total Misc Impr	+	4,165	
Roofing Adj	+ 4.47	Garage Cost	+	14,362	
Subfloor Adj	+ -1.15	Total RCN	=	210,779	
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	8,431	
Plumbing Adj	+ 8.98	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	202,348	
Adj Base Cost	= 122.61	Lot Value	+	44,750	
Total Area	x 1,568	Indicated Value	=	247,098	
Adjusted Cost	= 192,252	Value Per SqFt		157.59	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150372	13x7		91	23.98		2,182
PRCH	Slab Porch - Covered	150373	68		68	24.05		1,635
PATO	Slab Porch - Open	150374	8x4		32	10.86		348



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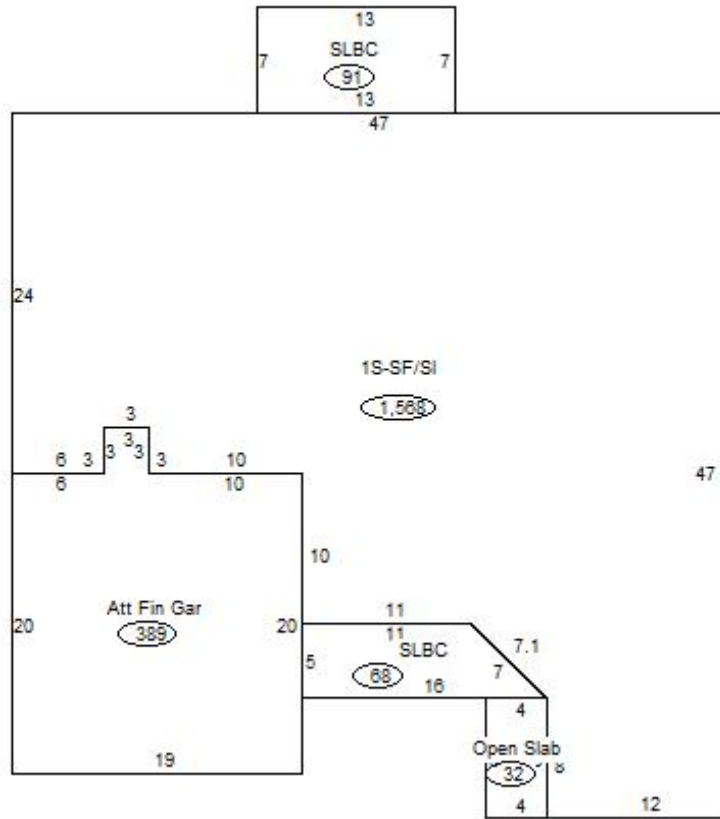
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Sketch Image

660104348



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,568	1.000	1,568
2	G	5		13	Att Fin Gar	389	1.000	389
3	M	PRCH		13	SLBC	91	1.000	91
4	M	PRCH		13	SLBC	68	1.000	68
5	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,568		1,568