



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:20
Page 1

| Assessment Data | | | | | Primary Image | | | | |
|---|--------------------------------|-----------------------------|-----------------|--------------------|--|----------------------|----------------------|--------------------|--|
| Account | 660104361 | | | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (162)\IMG_0017.JPG 3/29/2023</p> | | | | |
| Parcel ID | 00000-0-0-0000416-001-0021 | | | | | | | | |
| Cadastral ID | 30-21-16-13710 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | URP | VI Area 1 | | | | | | | |
| Tax Area | 85 - CLRM SD-VERD TOWN/FIRE | | | | | | | | |
| Name ID | 334452 | | | | | | | | |
| LEWIS, DAVID KIMO & MELISSA LYNN | | | | | | | | | |
| 23514 S BECKY BLVD CLAREMORE OK 74019-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 23514 S BECKY BLVD | | | | | | | | |
| Subdivision | KING RIDGE IV | | | | | | | | |
| Lot/Block | 0021 / 0001 | 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: 36.27083380 -95.64949663 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| LOT 21 BLOCK 1 KING RIDGE IV | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R21 16 | R22- NEW 1337 SQ FT SFR | 02/2021 | 05/2021 | 100,000 | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| / | RAUSCH COLEMAN HOMES OF TULSA/ | 05/07/2021 | 168,000 | YES | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 109.172 | Current Tax | |
| Remove Cap | 2022 | Land Value | 39,433 | 27,832 | 11% | 3,062 | Assessed | 20,800 2,270.77 | |
| Year Frozen | | Improvements | 177,020 | 161,252 | | 17,738 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -92.00 | |
| TIF Project ID | 0 | Total Value | 216,453 | 189,084 | | 20,800 | Total Taxable | 19,800 2,179.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660104361 | LEWIS, DAVID KIMO & | 85 | 210,855 | 1000 | 19,193 | 2,112.00 | | |
| 2024 | 2024-660104361 | LEWIS, DAVID KIMO & | 85 | 209,877 | 1000 | 18,606 | 1,922.00 | | |
| 2023 | 2023-660104361 | LEWIS, DAVID KIMO & | 85 | 168,000 | 1000 | 17,480 | 1,791.00 | | |
| 2022 | 2022-660104361 | LEWIS, DAVID KIMO & | 85 | 168,000 | 1000 | 17,480 | 1,808.00 | | |
| 2021 | 2021-660104361 | LEWIS, DAVID KIMO & | 85 | 5,354 | 0 | 589 | 58.00 | | |



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Date 04/18/2026
 Time 10:13:20
 Page 2

| Lot Data | | Square-Foot - NBHD 1109 #1 | |
|-----------------|--------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.2028 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 8,833.00 x 5.58 = 49,291 | | |
| Factor Value | | | |
| Adjustments | 0.8000 | | |
| Lot Value | 39,433 | | |



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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 | 1,360 / 1,360 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,360 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 380 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 | |
| Adusted R | 0.8445 | | |
| Indicated Value | 202,671 | 149.02 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 181,950 | | Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 99.81 | Total Misc Impr | + 3,959 |
| Roofing Adj | + 4.53 | Garage Cost | + 14,109 |
| Subfloor Adj | + -1.19 | Total RCN | = 184,396 |
| Heat/Cool Adj | + 11.47 | Depreciation (4%) | - 7,376 |
| Plumbing Adj | + 7.68 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 177,020 |
| Adj Base Cost | = 122.30 | Lot Value | + 39,433 |
| Total Area | x 1,360 | Indicated Value | = 216,453 |
| Adjusted Cost | = 166,328 | Value Per SqFt | 159.16 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 177,020 | | |
| Lot Value | 39,433 | | |
| Indicated Value | 216,453 | 159.16 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 216,453 | 159.16 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 150508 | 15x7 | | 105 | 23.94 | | 2,514 |
| PRCH | Slab Porch - Covered | 150509 | 12x5 | | 60 | 24.08 | | 1,445 |



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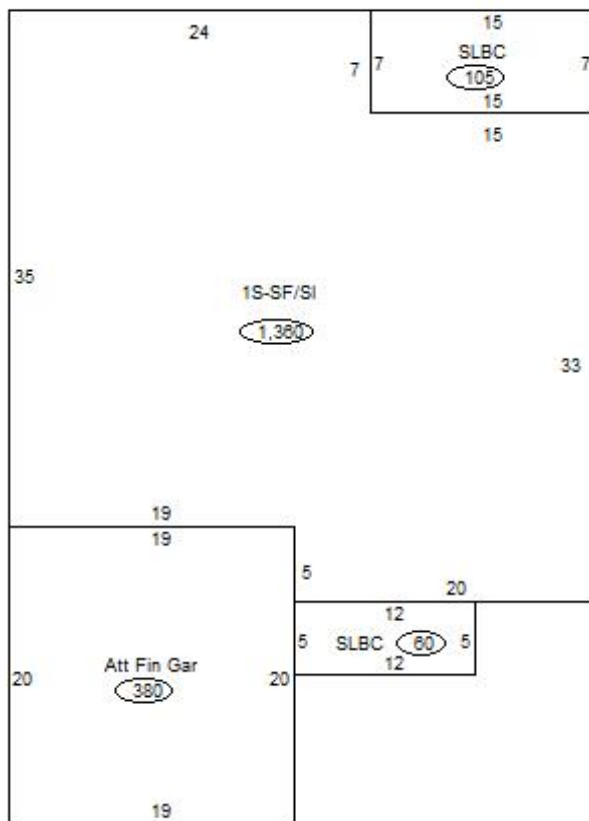
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Date 04/18/2026
 Time 10:13:20
 Page 3

Sketch Image

660104361



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 13 | 1S-SF/SI | 1,360 | 1.000 | 1,360 |
| 2 | G | 5 | | 13 | Att Fin Gar | 380 | 1.000 | 380 |
| 3 | M | PRCH | | 13 | SLBC | 105 | 1.000 | 105 |
| 4 | M | PRCH | | 13 | SLBC | 60 | 1.000 | 60 |
| Total Building Area | | | | | | 1,360 | | 1,360 |