



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:13:29  
Page 1

Assessment Data				Primary Image															
<b>Account</b> 660104366 <b>Parcel ID</b> 00000-0-0-0000416-001-0026 <b>Cadastral ID</b> 30-21-16-13760 <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> 343299 UNDERWOOD, TYLER CHANCE  23444 S BECKY BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23444 S BECKY BLVD <b>Subdivision</b> KING RIDGE IV <b>Lot/Block</b> 0026 / 0001 <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: 36.27172340 -95.64944682				<b>Building Permits</b>															
LOT 26 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 20</td> <td>R22- NEW 1243 SQ FT SFR</td> <td>02/2021</td> <td>05/2021</td> <td>100,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 20	R22- NEW 1243 SQ FT SFR	02/2021	05/2021	100,000
Number	Description	Opened	Closed	Amount															
R21 20	R22- NEW 1243 SQ FT SFR	02/2021	05/2021	100,000															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	BIRKENFELD, CHAZ	12/08/2023	205,000	YES										
					/	RAUSCH COLEMAN HOMES OF TULSA	06/18/2021	165,500	YES										
<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>										
<b>Remove Cap</b>	2024		<b>Land Value</b> 54,251	54,251	11%	5,968	<b>Assessed</b>	24,534	2,678.42										
<b>Year Frozen</b>			<b>Improvements</b> 168,783	168,783		18,566	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 223,034	223,034		24,534	<b>Total Taxable</b>	24,534	2,678.00										
<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	2025-660104366	UNDERWOOD, TYLER CHANCE			85	217,909	0	23,702	2,588.00										
2024	2024-660104366	UNDERWOOD, TYLER CHANCE			85	205,212	0	22,573	2,319.00										
2023	2023-660104366	BIRKENFELD, CHAZ			85	165,500	0	18,205	1,856.00										
2022	2022-660104366	BIRKENFELD, CHAZ			85	165,500	0	18,205	1,873.00										
2021	2021-660104366	BIRKENFELD, CHAZ			85	5,354	0	589	58.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:13:29  
Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.215		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,366.00 x 5.46 = 51,156		
Factor Value			
Adjustments	1.0605		
Lot Value	54,251		



\\tsclient\T\TOMMY DUNLAP\New folder (162)\IMG\_0003.JPG 3/29/2023

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	1,215 / 1,215
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,215
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	
Adusted R	0.8445		
Indicated Value	194,580	160.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	175,830		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.25	Total Misc Impr	+ 2,483
Roofing Adj	+ 4.74	Garage Cost	+ 14,362
Subfloor Adj	+ -1.21	Total RCN	= 175,816
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	- 7,033
Plumbing Adj	+ 11.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,783
Adj Base Cost	= 130.84	Lot Value	+ 54,251
Total Area	x 1,215	Indicated Value	= 223,034
Adjusted Cost	= 158,971	Value Per SqFt	183.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,783		
Lot Value	54,251		
Indicated Value	223,034	183.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,034	183.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150576	14x7		98	10.86		1,064
PRCH	Slab Porch - Covered	150578	12x4		48	24.12		1,158
PATO	Slab Porch - Open	150579	12x2		24	10.86		261



# Rogers

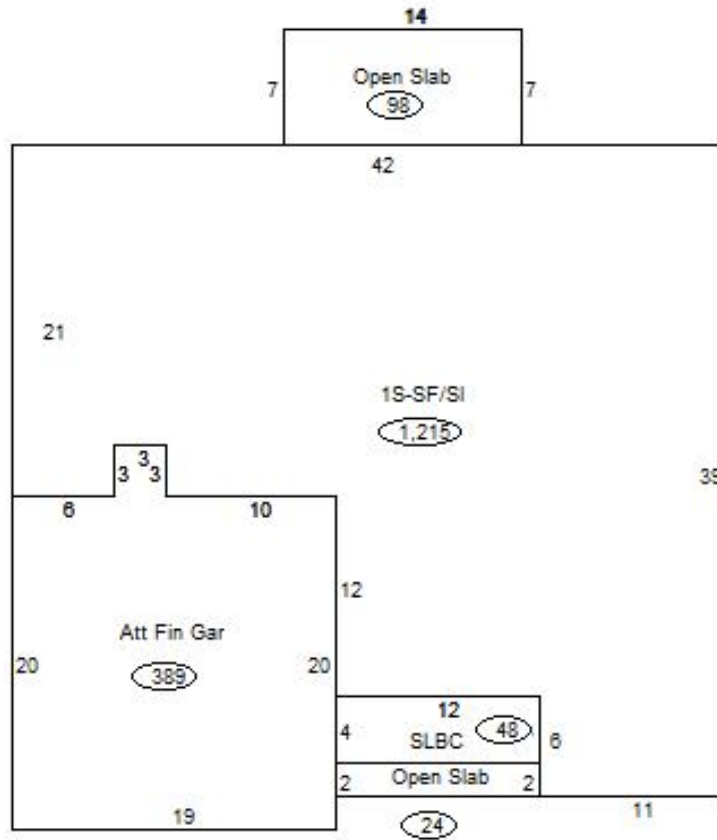
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:13:29  
 Page 3

Sketch Image

660104366



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,215	1.000	1,215
2	M	PATO		13	Open Slab	98	1.000	98
3	G	5		13	Att Fin Gar	389	1.000	389
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PATO		13	Open Slab	24	1.000	24
<b>Total Building Area</b>						1,215		1,215