



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:33
Page 1

Assessment Data					Primary Image				
Account	660104368								
Parcel ID	00000-0-0-0000416-001-0028								
Cadastral ID	30-21-16-13780								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	334858								
LANCE, JOSHUA CORD THOMAS & SHANNON CHRISTINE									
23404 S BECKY BLVD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23404 S BECKY BLVD								
Subdivision	KING RIDGE IV								
Lot/Block	0028 / 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: 36.27213372 -95.64944150									
Building Permits									
LOT 28 BLOCK 1 KING RIDGE IV									
Number	Description	Opened	Closed	Amount					
R21-25	R22- NEW 1559 SQ FT SFR	03/2021	08/2021	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/	06/24/2021	176,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2022	Land Value	41,356	29,996	11%	3,300	Assessed	21,216	
Year Frozen		Improvements	199,683	162,869		17,916	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	241,039	192,865		21,216	Total Taxable	20,216	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104368	LANCE, JOSHUA CORD THOMAS &	85	234,918	1000	19,597	2,156.00		
2024	2024-660104368	LANCE, JOSHUA CORD THOMAS &	85	236,108	1000	18,997	1,962.00		
2023	2023-660104368	LANCE, JOSHUA CORD THOMAS &	85	176,500	1000	18,415	1,887.00		
2022	2022-660104368	LANCE, JOSHUA CORD THOMAS &	85	176,500	1000	18,415	1,905.00		
2021	2021-660104368	LANCE, JOSHUA CORD THOMAS &	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 10:13:33
Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2186		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,520.00 x 5.43 = 51,695		
Factor Value			
Adjustments	0.8000		
Lot Value	41,356		



\\tsclient\T\TOMMY DUNLAP\New folder (162)\IMG_0005.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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,544 / 1,544
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,544
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	409 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	216,550	140.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	197,100		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.14	Total Misc Impr	+ 3,106
Roofing Adj	+ 4.48	Garage Cost	+ 14,892
Subfloor Adj	+ -1.15	Total RCN	= 208,003
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 8,320
Plumbing Adj	+ 9.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 199,683
Adj Base Cost	= 123.06	Lot Value	+ 41,356
Total Area	x 1,544	Indicated Value	= 241,039
Adjusted Cost	= 190,005	Value Per SqFt	156.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,683		
Lot Value	41,356		
Indicated Value	241,039	156.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,039	156.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151397	68		68	24.05		1,635
PATO	Slab Porch - Open	151398	14x10		140	10.51		1,471



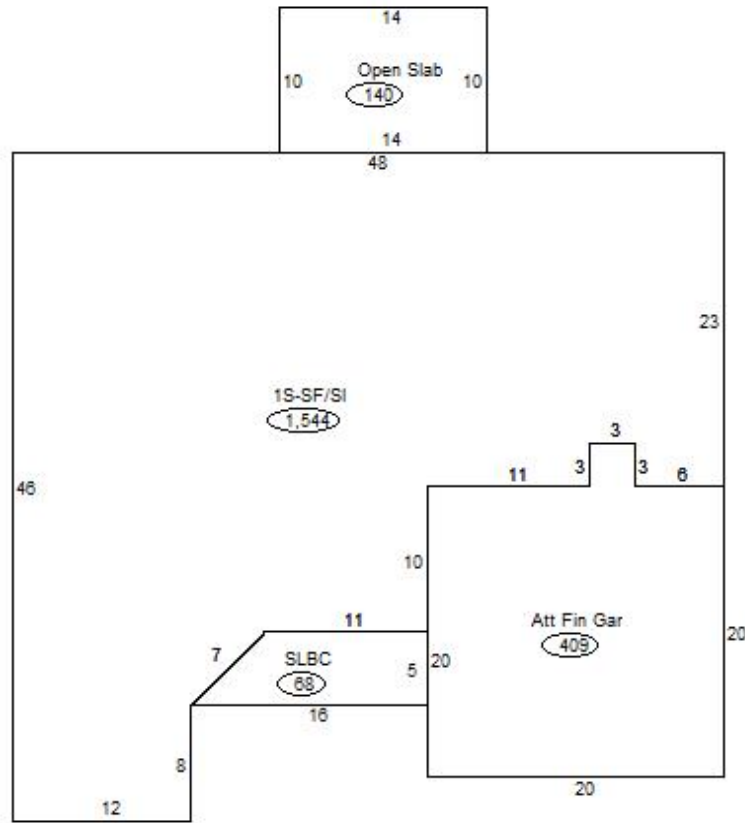
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:13:33
 Page 3

Sketch Image

660104368



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,544	1.000	1,544
2	G	5		13	Att Fin Gar	409	1.000	409
3	M	PRCH		13	SLBC	68	1.000	68
4	M	PATO		13	Open Slab	140	1.000	140
Total Building Area						1,544		1,544