



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:36
Page 1

Assessment Data				Primary Image					
Account	660104370								
Parcel ID	00000-0-0-0000416-002-0002								
Cadastral ID	30-21-16-13800								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	334827								
REAY, JONATHAN DAVID									
235595 S BECKY BLVD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23559 S BECKY BLVD								
Subdivision	KING RIDGE IV								
Lot/Block	0002 / 0002	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: 36.27094058 -95.64866786				Building Permits					
LOT 2 BLOCK 2 KING RIDGE IV				Number	Description	Opened	Closed	Amount	
				R21 28	R22- NEW 1243 SQ FT SFR	03/2021	08/2021	100,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA/	06/18/2021	170,500	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2022		Land Value	46,958	41,457	11%	Assessed	21,711	2,370.23
Year Frozen			Improvements	164,891	155,917		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	211,849	197,374	21,711	Total Taxable	21,711	2,370.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660104370	REAY, JONATHAN DAVID			85	206,733	0	20,677	2,257.00
2024	2024-660104370	REAY, JONATHAN DAVID			85	209,550	0	19,692	2,023.00
2023	2023-660104370	REAY, JONATHAN DAVID			85	170,500	0	18,755	1,911.00
2022	2022-660104370	REAY, JONATHAN DAVID			85	170,500	0	18,755	1,929.00
2021	2021-660104370	REAY, JONATHAN DAVID			85	5,354	0	589	58.00



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Time 10:13:37
Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2907		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	12,661.00 x 4.64 = 58,697		
Factor Value			
Adjustments	0.8000		
Lot Value	46,958		



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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	1,214 / 1,214
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,214
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 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	194,787	160.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	176,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.79	Total Misc Impr	+	1,455			
Roofing Adj	+ 4.74	Garage Cost	+	14,441			
Subfloor Adj	+ -1.21	Total RCN	=	171,761			
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	6,870			
Plumbing Adj	+ 8.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	164,891			
Adj Base Cost	= 128.39	Lot Value	+	46,958			
Total Area	x 1,214	Indicated Value	=	211,849			
Adjusted Cost	= 155,865	Value Per SqFt		174.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,891		
Lot Value	46,958		
Indicated Value	211,849	174.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	211,849	174.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150762	14x7		98	10.86		1,064
PATO	Slab Porch - Open	150763	12x3		36	10.86		391



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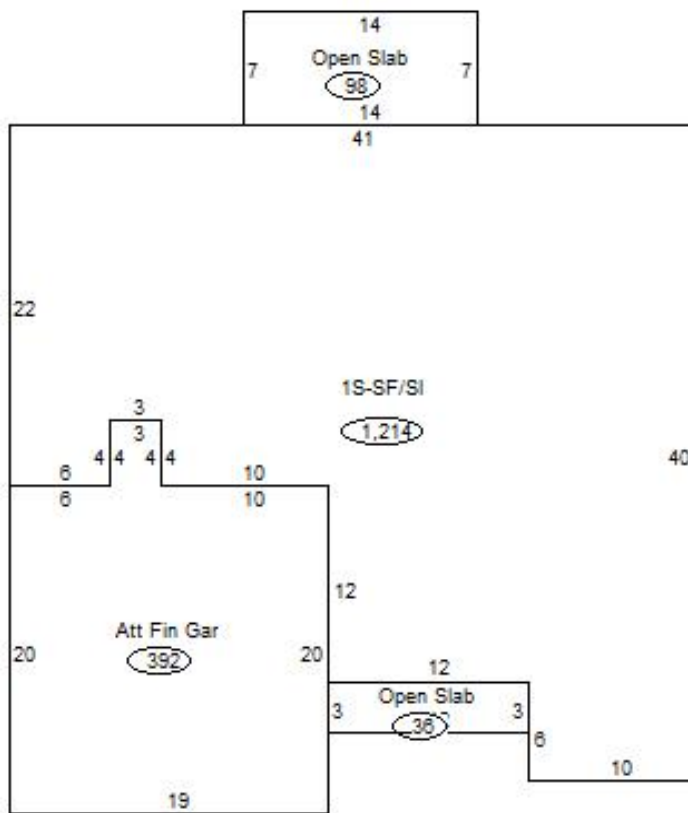
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 Time 10:13:37
 Page 3

Sketch Image

660104370



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,214	1.000	1,214
2	G	5		13	Att Fin Gar	392	1.000	392
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PATO		13	Open Slab	36	1.000	36
Total Building Area						1,214		1,214