



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	660104389			<p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0035.JPG 3/29/2023</p>					
Parcel ID	00000-0-0-0000416-004-0002								
Cadastral ID	30-21-16-13990								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	334035								
CASTODIO, JOSEPH JAMES									
23429 S DONNA LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23429 S DONNA LN								
Subdivision	KING RIDGE IV								
Lot/Block	0002 / 0004	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: 36.27133781 -95.64697651				Building Permits					
LOT 2 BLOCK 4 KING RIDGE IV				Number	Description	Opened	Closed	Amount	
				R20 45	R22- NEW 1216 SQ FT SFR	11/2020	03/2021	100,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA/	03/29/2021	166,500	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2022		Land Value	48,349	41,458	11%	Assessed	21,201	2,314.55
Year Frozen			Improvements	151,286	151,286		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	199,635	192,744	21,201	Total Taxable	21,201	2,315.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660104389	CASTODIO, JOSEPH JAMES			85	194,983	0	20,193	2,204.00
2024	2024-660104389	CASTODIO, JOSEPH JAMES			85	196,128	0	19,231	1,975.00
2023	2023-660104389	CASTODIO, JOSEPH JAMES			85	166,500	0	18,315	1,867.00
2022	2022-660104389	CASTODIO, JOSEPH JAMES			85	166,500	0	18,315	1,884.00
2021	2021-660104389	CASTODIO, JOSEPH JAMES			85	5,354	0	589	58.00



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1966		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,564.00 x 5.65 = 48,349		
Factor Value			
Adjustments	1.0000		
Lot Value	48,349		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,193 / 1,193
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,193
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	177,789 149.03 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	172,590 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	151,286		
Lot Value	48,349		
Indicated Value	199,635	167.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	199,635	167.34	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	97.39	Total Misc Impr	+	1,796
Roofing Adj	+ 4.28	Garage Cost	+	9,568
Subfloor Adj	+ 0.00	Total RCN	=	157,590
Heat/Cool Adj	+ 10.30	Depreciation (4%)	-	6,304
Plumbing Adj	+ 10.60	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	151,286
Adj Base Cost	= 122.57	Lot Value	+	48,349
Total Area	x 1,193	Indicated Value	=	199,635
Adjusted Cost	= 146,226	Value Per SqFt		167.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149401	13x5		65	21.09		1,371
PRCH	SLAB PORCH - COVERED	149402	5x4		20	21.23		425



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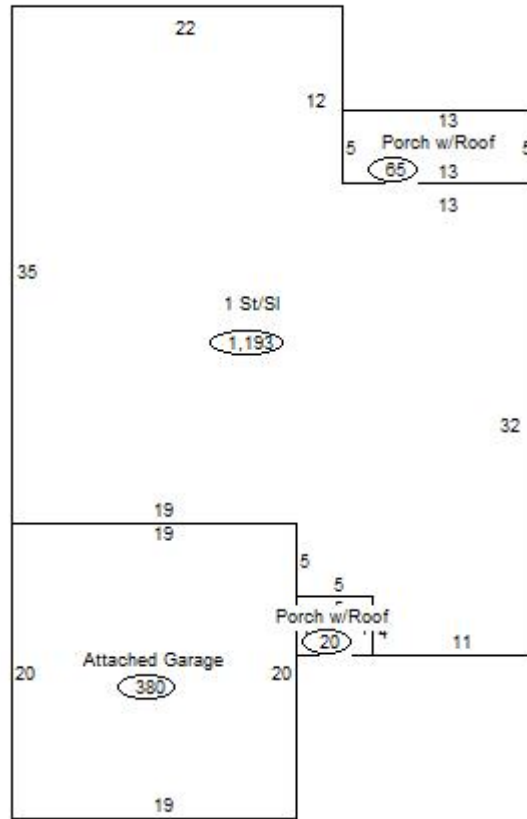
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Sketch Image

660104389



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,193	1.000	1,193
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	65	1.000	65
4	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,193		1,193