




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:14:12
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Assessment Data				Primary Image					
Account	660104390			 <p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0037.JPG 3/29/2023</p>					
Parcel ID	00000-0-0-0000416-004-0003								
Cadastral ID	30-21-16-14000								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	333854								
REED, JENNIFER LEE									
23441 S DONNA LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23441 S DONNA LN								
Subdivision	KING RIDGE IV								
Lot/Block	0003 / 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: 36.27118012 -95.64706787				Building Permits					
LOT 3 BLOCK 4 KING RIDGE IV				Number	Description	Opened	Closed	Amount	
				R20 46	R22- NEW 1559 SQ FT SFR	11/2020	03/2021	100,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RC VERDIGRIS LLC	03/05/2021	175,500	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2022		Land Value	38,136	27,407	11%	3,015	Assessed	22,348 2,439.77
Year Frozen			Improvements	194,982	175,755		19,333	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0		Total Value	233,118	203,162		22,348	Total Taxable	22,348 2,440.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660104390	REED, JENNIFER LEE			85	227,172	0	21,283	2,323.00
2024	2024-660104390	REED, JENNIFER LEE			85	227,847	0	20,270	2,082.00
2023	2023-660104390	REED, JENNIFER LEE			85	175,500	0	19,305	1,967.00
2022	2022-660104390	REED, JENNIFER LEE			85	175,500	0	19,305	1,986.00
2021	2021-660104390	REED, JENNIFER LEE			85	5,354	0	589	58.00



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1922	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,370.00 x 5.70 = 47,670	
Factor Value		
Adjustments	0.8000	
Lot Value	38,136	

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	1,534 / 1,534
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,534
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	214,150	139.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	194,460		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.27	Total Misc Impr	+	2,580	
Roofing Adj	+ 4.49	Garage Cost	+	11,460	
Subfloor Adj	+ -1.15	Total RCN	=	203,106	
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	8,124	
Plumbing Adj	+ 9.17	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	194,982	
Adj Base Cost	= 123.25	Lot Value	+	38,136	
Total Area	x 1,534	Indicated Value	=	233,118	
Adjusted Cost	= 189,066	Value Per SqFt		151.97	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,982		
Lot Value	38,136		
Indicated Value	233,118	151.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,118	151.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	149406	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	149407	63		63	24.07		1,516



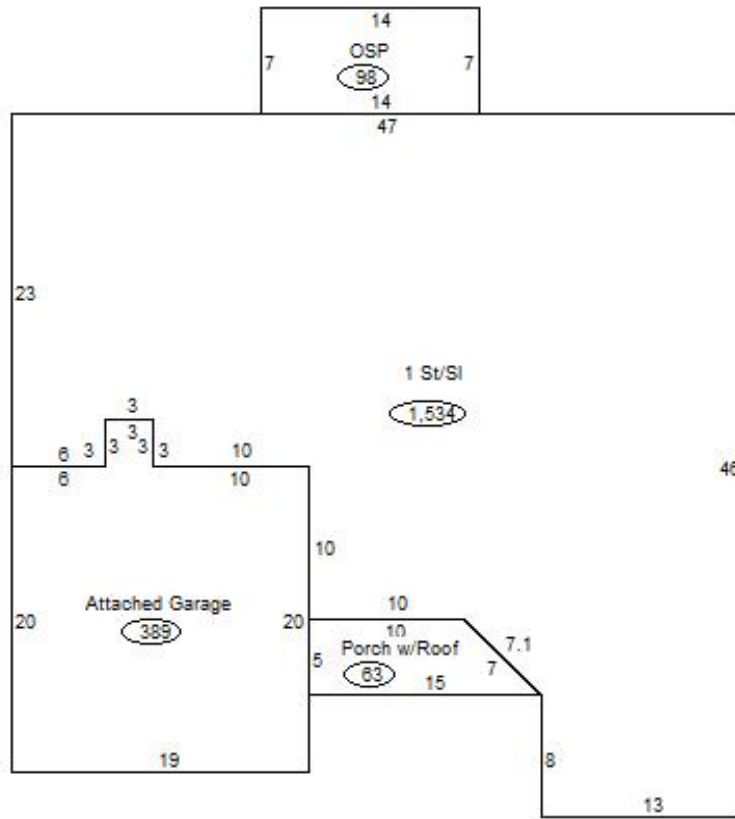
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,534	1.000	1,534
2	G	1		13	Attached Garage	389	1.000	389
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	63	1.000	63
Total Building Area						1,534		1,534



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						