



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	660104391									
Parcel ID	00000-0-0-0000416-004-0004									
Cadastral ID	30-21-16-14010									
Property Type	REAL - Real Property									
Property Class	URP	VI Area 1								
Tax Area	85 - CLRM SD-VERD TOWN/FIRE									
Name ID	333869									
DERAMUS, JUSTIN WAYNE & CHEYENNE ASHLEY										
23453 S DONNA LN CLAREMORE OK 74019-0000										
Parcel Location										
Situs	23453 S DONNA LN									
Subdivision	KING RIDGE IV									
Lot/Block	0004 / 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: 36.27108660 -95.64734423										
LOT 4 BLOCK 4 KING RIDGE IV				Building Permits						
				Number	Description	Opened	Closed	Amount		
				R20 42	R22- NEW 1143 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	03/15/2021	166,500	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2022		Land Value	37,710	32,259	11%	Assessed	21,201	2,314.55	
Year Frozen			Improvements	160,485	160,485		Penalty	0		
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0		Total Value	198,195	192,744		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	2025-660104391	DERAMUS, JUSTIN WAYNE &			85	193,357	0	20,192	2,204.00	
2024	2024-660104391	DERAMUS, JUSTIN WAYNE &			85	191,493	0	19,231	1,975.00	
2023	2023-660104391	DERAMUS, JUSTIN WAYNE &			85	166,500	0	18,315	1,867.00	
2022	2022-660104391	DERAMUS, JUSTIN WAYNE &			85	166,500	0	18,315	1,884.00	
2021	2021-660104391	DERAMUS, JUSTIN WAYNE &			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	0.1887		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,218.00 x 5.74 = 47,138		
Factor Value			
Adjustments	0.8000		
Lot Value	37,710		



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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	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,144
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 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	190,225	166.28 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	5	
Indicated Value	169,630	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	160,485		
Lot Value	37,710		
Indicated Value	198,195	173.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	198,195	173.25	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.80	Total Misc Impr	+	2,222
Roofing Adj	+ 4.84	Garage Cost	+	11,460
Subfloor Adj	+ -1.25	Total RCN	=	167,172
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	6,687
Plumbing Adj	+ 12.31	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	160,485
Adj Base Cost	= 134.17	Lot Value	+	37,710
Total Area	x 1,144	Indicated Value	=	198,195
Adjusted Cost	= 153,490	Value Per SqFt		173.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	149410	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	149411	12x4		48	24.12		1,158



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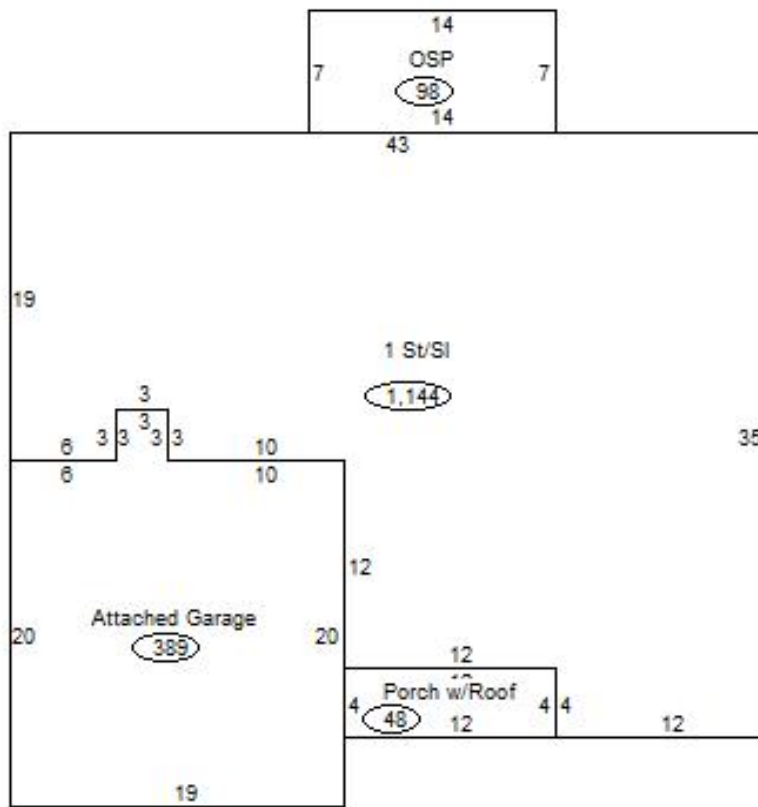
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Sketch Image

660104391



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,144	1.000	1,144
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	48	1.000	48
Total Building Area						1,144		1,144