



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	660104398													
Parcel ID	00000-0-0-0000416-004-0011													
Cadastral ID	30-21-16-14080													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	85 - CLRM SD-VERD TOWN/FIRE													
Name ID	333409													
GUO, JIANBO														
23563 S DONNA LN CLAREMORE OK 74019-0000														
Parcel Location														
Situs	23563 S DONNA LN													
Subdivision	KING RIDGE IV													
Lot/Block	0011 / 0004	Parcel Size 1 - Lots												
Sec/Twn/Rng	30 / 21 / 16 / 5													
Neighborhood	1109 - R-V03-SW VERDIGRIS													
School District	S001 - CLAREMORE SCHOOLS													
\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0045.JPG 3/29/2023														
Legal Description Lat/Long: 36.27008547 -95.64816692														
LOT 11 BLOCK 4 KING RIDGE IV														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R20 25</td> <td>R22- NEW 1143 SQ FT SFR</td> <td>11/2020</td> <td>03/2021</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 25	R22- NEW 1143 SQ FT SFR	11/2020	03/2021	100,000
Number	Description	Opened	Closed	Amount										
R20 25	R22- NEW 1143 SQ FT SFR	11/2020	03/2021	100,000										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	RC VERDIGRIS LLC	01/15/2021	157,500	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax						
Remove Cap	2022	Land Value	36,820	24,892	11%	2,738	Assessed	18,931 2,066.73						
Year Frozen		Improvements	150,304	147,211		16,193	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00						
TIF Project ID	0	Total Value	187,124	172,103		18,931	Total Taxable	17,931 1,975.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660104398	GUO, JIANBO	85	182,629	1000	17,380	1,914.00							
2024	2024-660104398	GUO, JIANBO	85	179,943	1000	16,845	1,741.00							
2023	2023-660104398	GUO, JIANBO	85	157,500	1000	16,325	1,673.00							
2022	2022-660104398	GUO, JIANBO	85	157,500	1000	16,325	1,689.00							
2021	2021-660104398	GUO, JIANBO	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	0.1814		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,900.00 x 5.83 = 46,025		
Factor Value			
Adjustments	0.8000		
Lot Value	36,820		



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	1,031 / 1,031
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,031
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	409 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
Adusted R	0.8445	
Indicated Value	185,080	179.52 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	155,670	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	150,304		
Lot Value	36,820		
Indicated Value	187,124	181.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	187,124	181.50	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	109.42	Total Misc Impr	+	2,222
Roofing Adj	+ 4.96	Garage Cost	+	11,881
Subfloor Adj	+ -1.32	Total RCN	=	156,567
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	6,263
Plumbing Adj	+ 13.65	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	150,304
Adj Base Cost	= 138.18	Lot Value	+	36,820
Total Area	x 1,031	Indicated Value	=	187,124
Adjusted Cost	= 142,464	Value Per SqFt		181.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	149436	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	149437	12x4		48	24.12		1,158



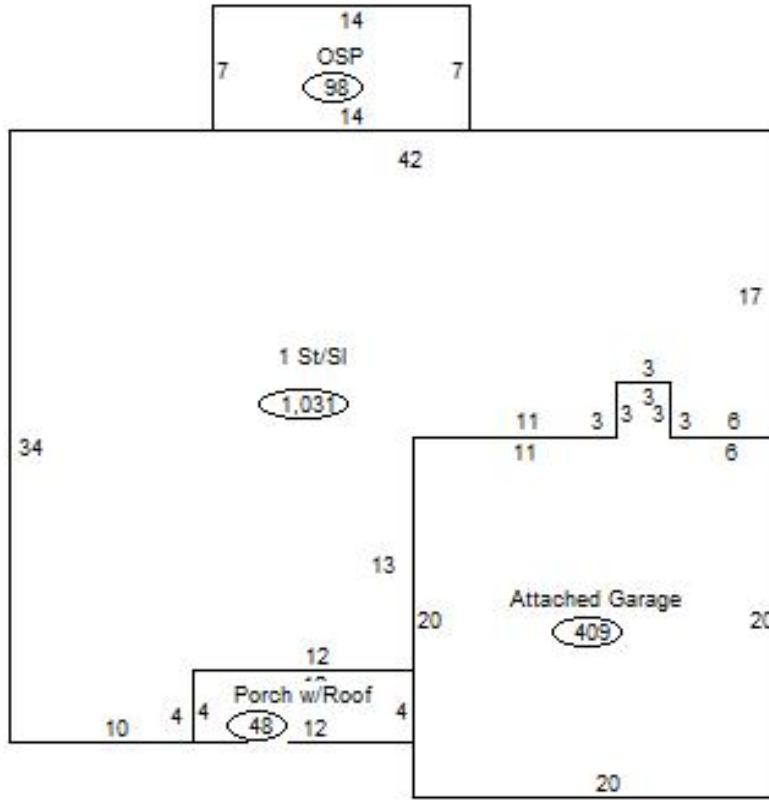
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Sketch Image

660104398



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,031	1.000	1,031
2	G	1		13	Attached Garage	409	1.000	409
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,031		1,031