



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:14:31  
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Assessment Data				Primary Image					
<b>Account</b>	660104400								
<b>Parcel ID</b>	00000-0-0-0000416-004-0013								
<b>Cadastral ID</b>	30-21-16-14100								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	URP	VI Area 1							
<b>Tax Area</b>	85 - CLRM SD-VERD TOWN/FIRE								
<b>Name ID</b>	333339								
PINKSTON, CORBIN DANIEL & RACHEL R									
23587 S DONNA LN CLAREMORE OK 74019-0000									
<b>Parcel Location</b>									
<b>Situs</b>	23587 S DONNA LN								
<b>Subdivision</b>	KING RIDGE IV								
<b>Lot/Block</b>	0013 / 0004	<b>Parcel Size</b> 1 - Lots							
<b>Sec/Twn/Rng</b>	30 / 21 / 16 / 5								
<b>Neighborhood</b>	1109 - R-V03-SW VERDIGRIS								
<b>School District</b>	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.26985783 -95.64857681				<b>Building Permits</b>					
LOT 13 BLOCK 4 KING RIDGE IV				<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>	
				R20 26	R22- NEW 1243 SQ FT SFR	11/2020	03/2021	100,000	
<b>Exemptions</b>				<b>Sale History</b>					
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	RC VERDIGRIS LLC	01/13/2021	163,000	YES
<b>Parcel Valuation</b>									
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>
<b>Remove Cap</b>	2022		<b>Land Value</b>	36,582	25,591	11%	<b>Assessed</b>	2,815	20,756
<b>Year Frozen</b>			<b>Improvements</b>	170,782	163,101		<b>Penalty</b>	17,941	0
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0		<b>Total Value</b>	207,364	188,692		<b>Total Taxable</b>	20,756	2,266.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660104400	PINKSTON, CORBIN DANIEL &			85	202,183	0	19,768	2,158.00
2024	2024-660104400	PINKSTON, CORBIN DANIEL &			85	201,069	0	18,826	1,934.00
2023	2023-660104400	PINKSTON, CORBIN DANIEL &			85	163,000	0	17,930	1,827.00
2022	2022-660104400	PINKSTON, CORBIN DANIEL &			85	163,000	0	17,930	1,845.00
2021	2021-660104400	PINKSTON, CORBIN DANIEL &			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	0.1794		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,815.00 x 5.85 = 45,728		
Factor Value			
Adjustments	0.8000		
Lot Value	36,582		



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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	1,272 / 1,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,272
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 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	200,132	157.34 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	181,400	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	170,782		
Lot Value	36,582		
Indicated Value	207,364	163.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,364	163.02	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	103.41	Total Misc Impr	+	1,332
Roofing Adj	+ 4.68	Garage Cost	+	11,944
Subfloor Adj	+ -1.21	Total RCN	=	177,898
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	-	7,116
Plumbing Adj	+ 11.07	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	170,782
Adj Base Cost	= 129.42	Lot Value	+	36,582
Total Area	x 1,272	Indicated Value	=	207,364
Adjusted Cost	= 164,622	Value Per SqFt		163.02

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	149440	4x4		16	10.86		174
PRCH	SLAB PORCH - COVERED	149441	12x4		48	24.12		1,158

