



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																					
Account 660109191 Parcel ID 000418-0001-004-0-000-00 Cadastral ID 30-21-16-14340 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 349282 J&M HOLDINGS SERVICES LLC 23049 S KING RIDGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23049 S KING RIDGE DR Subdivision KING RIDGE V Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109191_001.JPG 1/15/2026</p>																																																					
Legal Description Lot/Long: 36.27764648 -95.64795548 LOT 4 BLOCK 1 KING RIDGE V																																																										
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Lot Data		Units-Buildable - KING RIDGE V - DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1732		
Topography			
Street Access			
Utilities			
Amenities			
Method	Units-Buildable		
Base Lot Value	7,304.00 x 7,304.00 = 7,304		
Factor Value			
Adjustments			
Lot Value	7,304		



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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	1,336 / 1,336
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,336
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	100.23	Total Misc Impr	+ 2,556				
Roofing Adj	+ 4.54	Garage Cost	+ 14,109				
Subfloor Adj	+ -1.18	Total RCN	= 180,819				
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,808				
Plumbing Adj	+ 7.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 179,011				
Adj Base Cost	= 122.87	Lot Value	+ 7,304				
Total Area	x 1,336	Indicated Value	= 186,315				
Adjusted Cost	= 164,154	Value Per SqFt	139.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,011		
Lot Value	7,304		
Indicated Value	186,315	139.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,315	139.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	193373	7x5		35	24.16		846
PATC	Patio - Covered	193374	15x6		90	19.00		1,710



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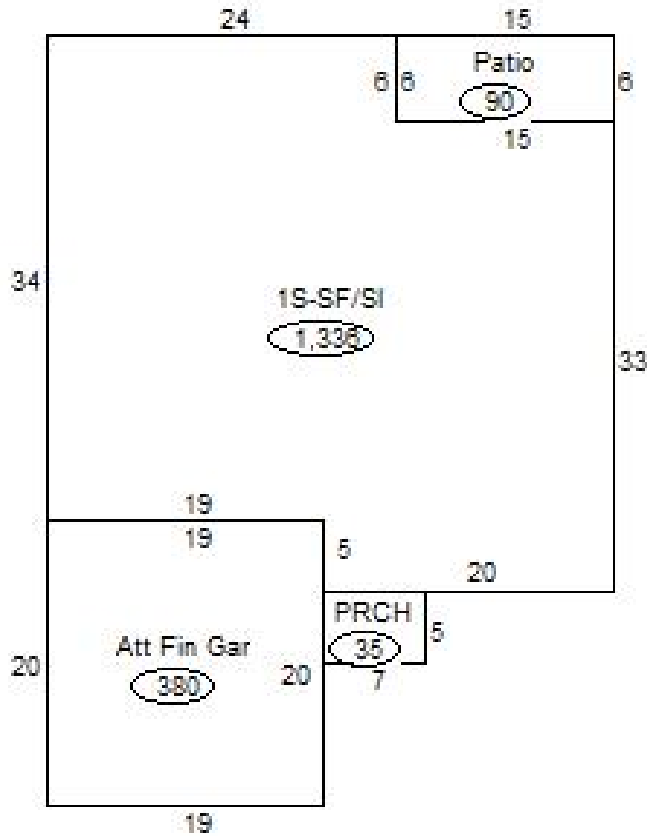
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,336	1.000	1,336
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	35	1.000	35
4	M	PATC		20	Patio	90	1.000	90
Total Building Area						1,336		1,336