




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:22:27
Page 1

Assessment Data				Primary Image					
Account	660109209			 <p>660109209_001.JPG 6/18/2025</p>					
Parcel ID	000418-0002-017-0-000-00								
Cadastral ID	30-21-16-14520								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	347038								
MORRIS, ROMAN RAY									
23205 S MAE DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23205 S MAE DR								
Subdivision	KING RIDGE V								
Lot/Block	0017 / 0002	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: 36.27554618 -95.64915789				Building Permits					
LOT 17 BLOCK 2 KING RIDGE V				Number	Description	Opened	Closed	Amount	
				R24 060	NEW SFR 1422 SQ FT	12/2024	06/2025	155,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA/	05/05/2025	228,500	15
					/	TULSA L DEV LLC	06/26/2024	0	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2026		Land Value	44,839	44,839	11%	Assessed	25,830	2,819.91
Year Frozen			Improvements	189,982	189,982		Penalty	0	
Uncapped Value	189,982		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	234,821	234,821	25,830	Total Taxable	25,830	2,820.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109209	MORRIS, ROMAN RAY			85	7,304	0	803	87.00



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 Time 11:22:27
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1736		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,561.00 x 5.93 = 44,839		
Factor Value			
Adjustments			
Lot Value	44,839		



660109209_001.JPG 6/18/2025

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	1,421 / 1,421
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,421
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	189,982		
Lot Value	44,839		
Indicated Value	234,821	165.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,821	165.25	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.13	Total Misc Impr	+	2,222
Roofing Adj	+ 4.58	Garage Cost	+	14,441
Subfloor Adj	+ -1.20	Total RCN	=	191,901
Heat/Cool Adj	+ 11.47	Depreciation (1%)	-	1,919
Plumbing Adj	+ 7.34	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	189,982
Adj Base Cost	= 123.32	Lot Value	+	44,839
Total Area	x 1,421	Indicated Value	=	234,821
Adjusted Cost	= 175,238	Value Per SqFt		165.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172445	16x3		48	24.12		1,158
PATO	Patio - Open	172446	14x7		98	10.86		1,064



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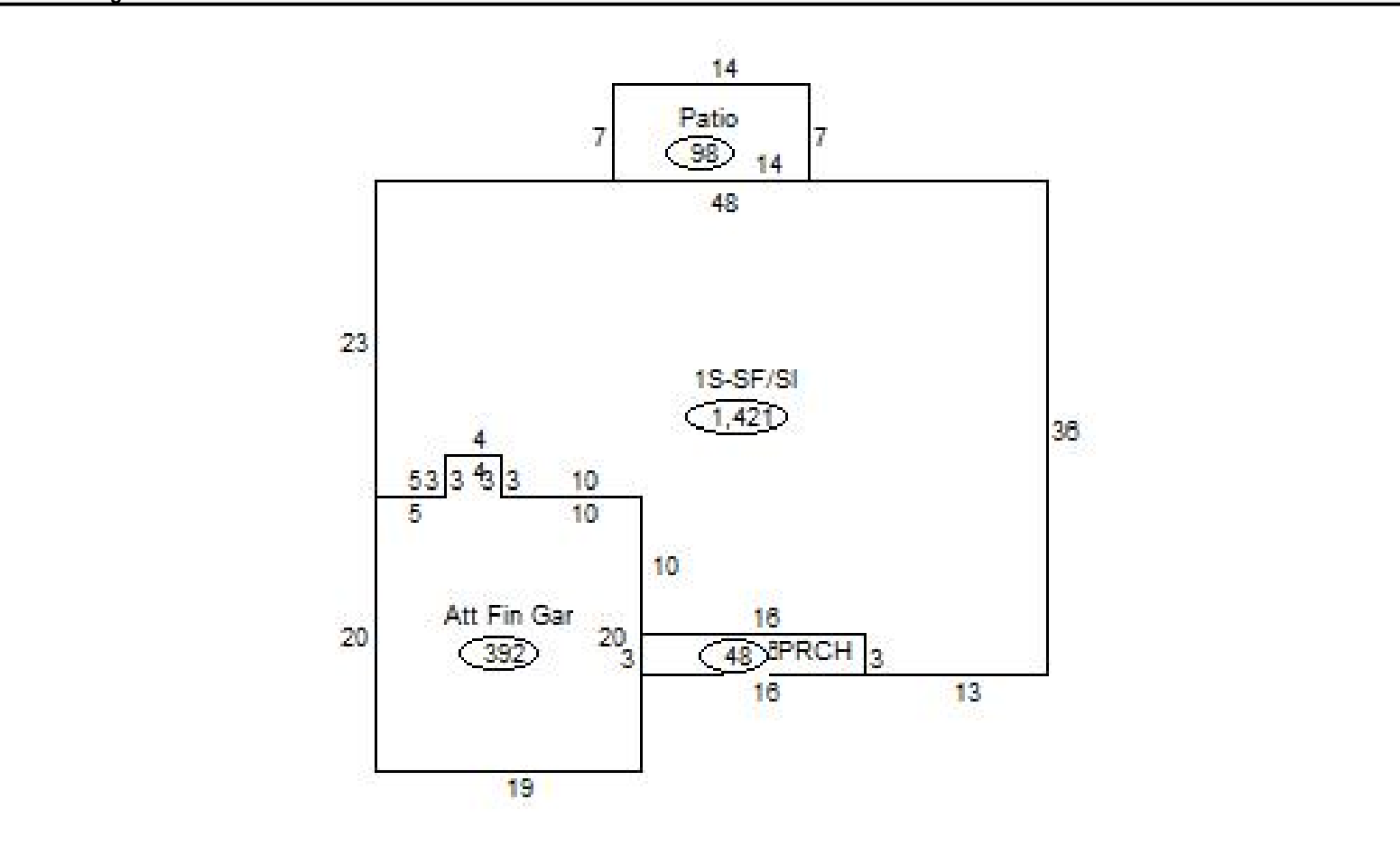
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Date 04/18/2026
 Time 11:22:27
 Page 3

Sketch Image

660109209



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,421	1.000	1,421
2	G	5		20	Att Fin Gar	392	1.000	392
3	M	PRCH		20	PRCH	48	1.000	48
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,421		1,421