




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:22:30
Page 1

Assessment Data					Primary Image																																																	
Account 660109211 Parcel ID 000418-0002-019-0-000-00 Cadastral ID 30-21-16-14540 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 347664 DOUANGDARA, DALTON 23233 S MAE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23233 S MAE DR Subdivision KING RIDGE V Lot/Block 0019 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					 <p>660109211_001.JPG 9/24/2025</p>																																																	
Legal Description Lot/Long: 36.27522324 -95.64922038 LOT 19 BLOCK 2 KING RIDGE V																																																						
					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>R25 071</td> <td>NEW SFR 1757 SQ FT</td> <td>02/2025</td> <td>09/2025</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 071	NEW SFR 1757 SQ FT	02/2025	09/2025																																				
Number	Description	Opened	Closed	Amount																																																		
R25 071	NEW SFR 1757 SQ FT	02/2025	09/2025																																																			
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>RAUSCH COLEMAN HOMES OF TULSA</td> <td>07/24/2025</td> <td>232,500</td> <td>15</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>06/26/2024</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	RAUSCH COLEMAN HOMES OF TULSA	07/24/2025	232,500	15	/	TULSA L DEV LLC	06/26/2024	0	WB																				
Code	Type	Active	Maximum	Exemption																																																		
Bk/Pg	Grantor	Date	Price	Code																																																		
/	RAUSCH COLEMAN HOMES OF TULSA	07/24/2025	232,500	15																																																		
/	TULSA L DEV LLC	06/26/2024	0	WB																																																		
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>52,898</td> <td>52,898</td> <td>11%</td> <td>5,819</td> <td>Assessed</td> <td>25,575 2,792.07</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>179,604</td> <td>179,604</td> <td></td> <td>19,756</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>179,604</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>232,502</td> <td>232,502</td> <td></td> <td>25,575</td> <td>Total Taxable</td> <td>25,575 2,792.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2026	Land Value	52,898	52,898	11%	5,819	Assessed	25,575 2,792.07	Year Frozen		Improvements	179,604	179,604		19,756	Penalty	0	Uncapped Value	179,604	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	232,502	232,502		25,575	Total Taxable	25,575 2,792.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																																														
Remove Cap	2026	Land Value	52,898	52,898	11%	5,819	Assessed	25,575 2,792.07																																														
Year Frozen		Improvements	179,604	179,604		19,756	Penalty	0																																														
Uncapped Value	179,604	Mobile Home	0	0		0	Exemption	0 0.00																																														
TIF Project ID	0	Total Value	232,502	232,502		25,575	Total Taxable	25,575 2,792.00																																														
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660109211</td> <td>DOUANGDARA, DALTON</td> <td>85</td> <td>7,304</td> <td>0</td> <td>803</td> <td>87.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660109211	DOUANGDARA, DALTON	85	7,304	0	803	87.00																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660109211	DOUANGDARA, DALTON	85	7,304	0	803	87.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:22:30
Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1764		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,683.00 x 5.89 = 45,266		
Factor Value			
Adjustments	1.1686		
Lot Value	52,898		



660109211_001.JPG

9/24/2025

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	1,336 / 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	+ 3,155
Roofing Adj	+ 4.54	Garage Cost	+ 14,109
Subfloor Adj	+ -1.18	Total RCN	= 181,418
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,814
Plumbing Adj	+ 7.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 179,604
Adj Base Cost	= 122.87	Lot Value	+ 52,898
Total Area	x 1,336	Indicated Value	= 232,502
Adjusted Cost	= 164,154	Value Per SqFt	174.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,604		
Lot Value	52,898		
Indicated Value	232,502	174.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	232,502	174.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176195	12x5		60	24.08		1,445
PATC	Patio - Covered	176196	15x6		90	19.00		1,710



Rogers

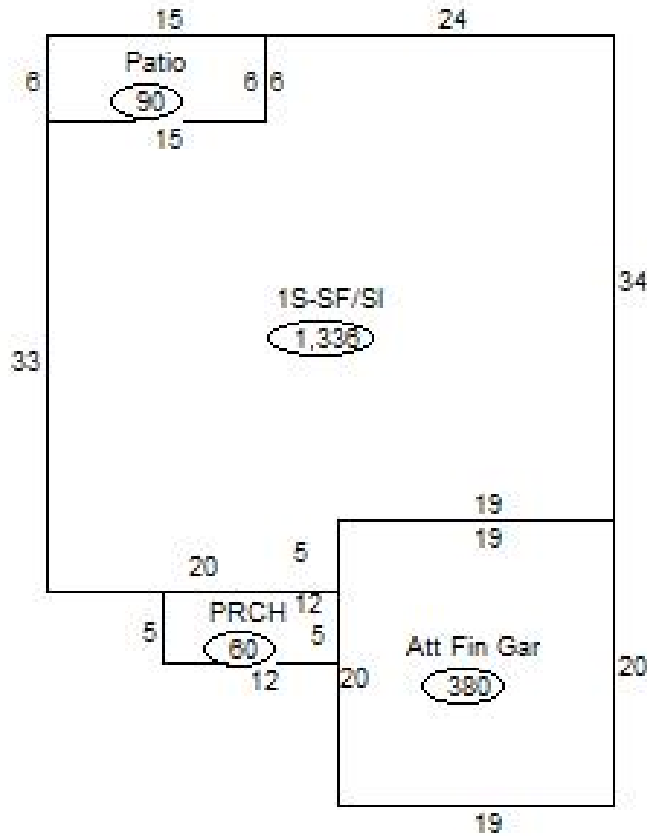
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:22:30
 Page 3

Sketch Image

660109211



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	60	1.000	60
4	M	PATC		20	Patio	90	1.000	90
Total Building Area						1,336		1,336