



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:22:41
Page 1

Assessment Data	Primary Image
-----------------	---------------

Account 660109217
Parcel ID 000418-0003-006-0-000-00
Cadastral ID 30-21-16-14600
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 85 - CLRM SD-VERD TOWN/FIRE
Name ID 348087
 DORSEY, TRENTON &
 KENADY BLAKE CHARLES

10159 E BISWELL LN
 CLAREMORE OK 74019-0000

Parcel Location

Situs 10159 E BISWELL LN
Subdivision KING RIDGE V
Lot/Block 0006 / 0003 **Parcel Size** 1 - Lots
Sec/Twn/Rng 30 / 21 / 16 / 5
Neighborhood 1109 - R-V03-SW VERDIGRIS
School District S001 - CLAREMORE SCHOOLS



660109217_001.JPG 9/25/2025

Legal Description Lat/Long: 36.27734776 -95.64836909

LOT 6 BLOCK 3 KING RIDGE V

Building Permits

Number	Description	Opened	Closed	Amount
R25 025	NEW SFR 1613 SQ FT	05/2025	09/2025	165,000

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	LENNAR HOMES OF OKLAHOMA LLC	09/03/2025	253,000	15
/	TULSA L DEV LLC	04/24/2025	693,500	15
/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025		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	44,896	44,896	11%	4,939	Assessed	27,831 3,038.36
Year Frozen		Improvements	208,105	208,105		22,892	Penalty	0
Uncapped Value	208,105	Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0	Total Value	253,001	253,001		27,831	Total Taxable	27,831 3,038.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109217	DORSEY, TRENTON &	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 11:22:41
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1617		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,042.00 x 5.95 = 41,900		
Factor Value			
Adjustments	1.0715		
Lot Value	44,896		



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	1,611 / 1,611
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,611
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	411 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

660109217_001.JPG 9/25/2025

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	98.35	Total Misc Impr	+ 2,575
Roofing Adj	+ 4.46	Garage Cost	+ 14,940
Subfloor Adj	+ -1.15	Total RCN	= 210,207
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 2,102
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,105
Adj Base Cost	= 119.61	Lot Value	+ 44,896
Total Area	x 1,611	Indicated Value	= 253,001
Adjusted Cost	= 192,692	Value Per SqFt	157.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,105		
Lot Value	44,896		
Indicated Value	253,001	157.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	253,001	157.05	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	176275	5x5		25	24.19	605
PATC	Patio - Covered	176276	13x8		104	18.94	1,970



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

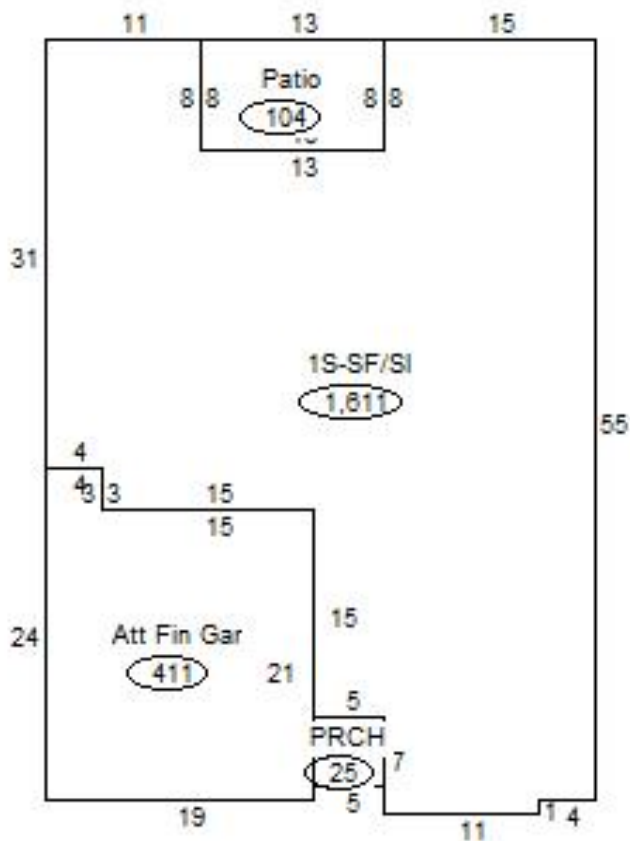
Date 04/18/2026

Time 11:22:41

Page 3

Sketch Image

660109217



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,611	1.000	1,611
2	G	5		20	Att Fin Gar	411	1.000	411
3	M	PRCH		20	PRCH	25	1.000	25
4	M	PATC		20	Patio	104	1.000	104
Total Building Area						1,611		1,611