



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:23:02  
 Page 1

Assessment Data	Primary Image
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**Account** 660109229  
**Parcel ID** 000418-0004-008-0-000-00  
**Cadastral ID** 30-21-16-14720  
**Property Type** REAL - Real Property  
**Property Class** URP VI Area 1  
**Tax Area** 85 - CLRM SD-VERD TOWN/FIRE  
**Name ID** 349286  
 BATES, KAYLEE MARIE &  
 DAKOTA DENVER  
  
 23022 S MAE DR  
 CLAREMORE OK 74019-0000  
  
**Parcel Location**  
**Situs** 23022 S MAE DR  
**Subdivision** KING RIDGE V  
**Lot/Block** 0008 / 0004 **Parcel Size** 1 - Lots  
**Sec/Twn/Rng** 30 / 21 / 16 / 5  
**Neighborhood** 1109 - R-V03-SW VERDIGRIS  
**School District** S001 - CLAREMORE SCHOOLS



660109229\_001.JPG 1/16/2026

Legal Description	Building Permits
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Lat/Long: 36.27780808 -95.64982180  
 LOT 8 BLOCK 4 KING RIDGE V

Number	Description	Opened	Closed	Amount
R25 039	NEW SFR 1852 SQ FT	06/2025	01/2026	160,000

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption

Bk/Pg	Grantor	Date	Price	Code
/	LENNAR HOMES OF OKLAHOMA LLC	01/28/2026	265,500	15
/	TULSA L DEV LLC	07/15/2025	462,500	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	2027	Land Value	7,304	7,304	11%	803	Assessed	87.66
Year Frozen		Improvements	0	0		0	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00
TIF Project ID	0	Total Value	7,304	7,304		803	Total Taxable	88.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109229	LENNAR HOMES OF OKLAHOMA LLC	85	7,304	0	803	87.00



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 Page 2

Lot Data		Units-Buildable - KING RIDGE V - DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2445		
Topography			
Street Access			
Utilities			
Amenities			
Method	Units-Buildable		
Base Lot Value	10,651.00 x 7,304.00 = 7,304		
Factor Value			
Adjustments			
Lot Value	7,304		



660109229\_001.JPG 1/16/2026

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,851 / 1,851
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,851
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /

### 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	100.16	Total Misc Impr	+	2,197
Roofing Adj	+ 4.67	Garage Cost	+	16,378
Subfloor Adj	+ -2.43	Total RCN	=	243,009
Heat/Cool Adj	+ 12.64	Depreciation ( 0%)	-	0
Plumbing Adj	+ 6.21	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	243,009
Adj Base Cost	= 121.25	Lot Value	+	7,304
Total Area	x 1,851	Indicated Value	=	250,313
Adjusted Cost	= 224,434	Value Per SqFt		135.23

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	243,009		
Lot Value	7,304		
Indicated Value	250,313	135.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,313	135.23	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194127	8x5		40	26.80		1,072
PATO	Patio - Open	194128	14x7		98	11.48		1,125



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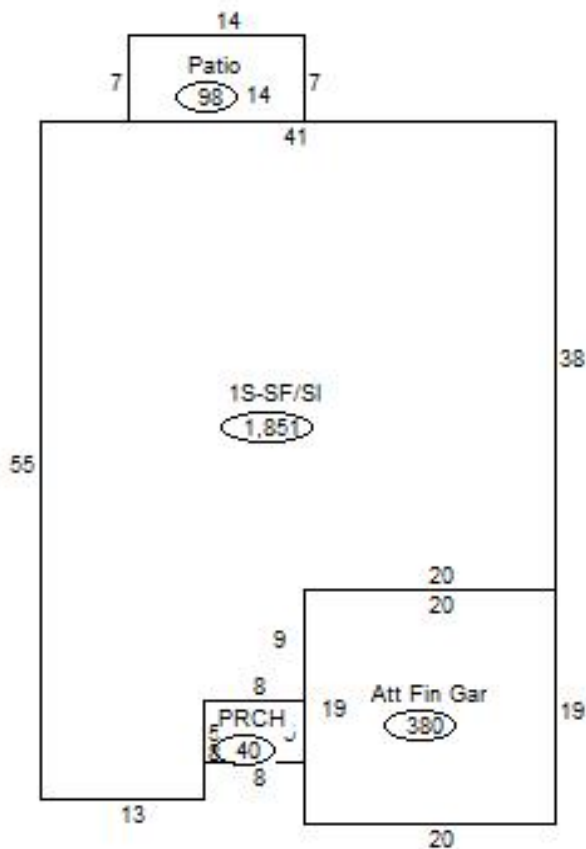
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 Page 3

Sketch Image

660109229



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,851	1.000	1,851
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	40	1.000	40
4	M	PATO		20	Patio	98	1.000	98
<b>Total Building Area</b>						<b>1,851</b>		<b>1,851</b>