



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:23:04
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Assessment Data	Primary Image
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Account 660109230
Parcel ID 000418-0004-009-0-000-00
Cadastral ID 30-21-16-14730
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 85 - CLRM SD-VERD TOWN/FIRE
Name ID 348901
 BARGER, DANIELLE &
 TYLOR JOHN

23036 S MAE DR
 CLAREMORE OK 74019-0000

Parcel Location

Situs 23036 S MAE DR
Subdivision KING RIDGE V
Lot/Block 0009 / 0004 **Parcel Size** 1 - Lots
Sec/Twn/Rng 30 / 21 / 16 / 5
Neighborhood 1109 - R-V03-SW VERDIGRIS
School District S001 - CLAREMORE SCHOOLS



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Legal Description Lat/Long: 36.27762884 -95.64986849

LOT 9 BLOCK 4 KING RIDGE V

Building Permits

Number	Description	Opened	Closed	Amount
R25 032	NEW SFR 1981 SQ FT	06/2025	01/2026	160,000

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	LENNAR HOMES OF OKLAHOMA LLC	12/22/2025	277,000	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	2026	Land Value	32,998	32,998	11%	3,630	Assessed	30,525 3,332.47
Year Frozen		Improvements	244,498	244,498		26,895	Penalty	0
Uncapped Value	244,498	Mobile Home	0	0		0	Exemption	1,000 -92.00
TIF Project ID	0	Total Value	277,496	277,496		30,525	Total Taxable	29,525 3,240.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109230	LENNAR HOMES OF OKLAHOMA LLC	85	7,304	0	803	87.00



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2367	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,311.00 x 5.24 = 53,997	
Factor Value		
Adjustments	0.6111	
Lot Value	32,998	

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	1,977 / 1,977
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,977
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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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	94.44	Total Misc Impr	+	6,457	
Roofing Adj	+ 4.27	Garage Cost	+	14,441	
Subfloor Adj	+ -1.10	Total RCN	=	246,968	
Heat/Cool Adj	+ 11.47	Depreciation (1%)	-	2,470	
Plumbing Adj	+ 5.27	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	244,498	
Adj Base Cost	= 114.35	Lot Value	+	32,998	
Total Area	x 1,977	Indicated Value	=	277,496	
Adjusted Cost	= 226,070	Value Per SqFt		140.36	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	244,498		
Lot Value	32,998		
Indicated Value	277,496	140.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	277,496	140.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194131	150		150	23.76		3,564
PATC	Patio - Covered	194132	16x10		160	18.08		2,893



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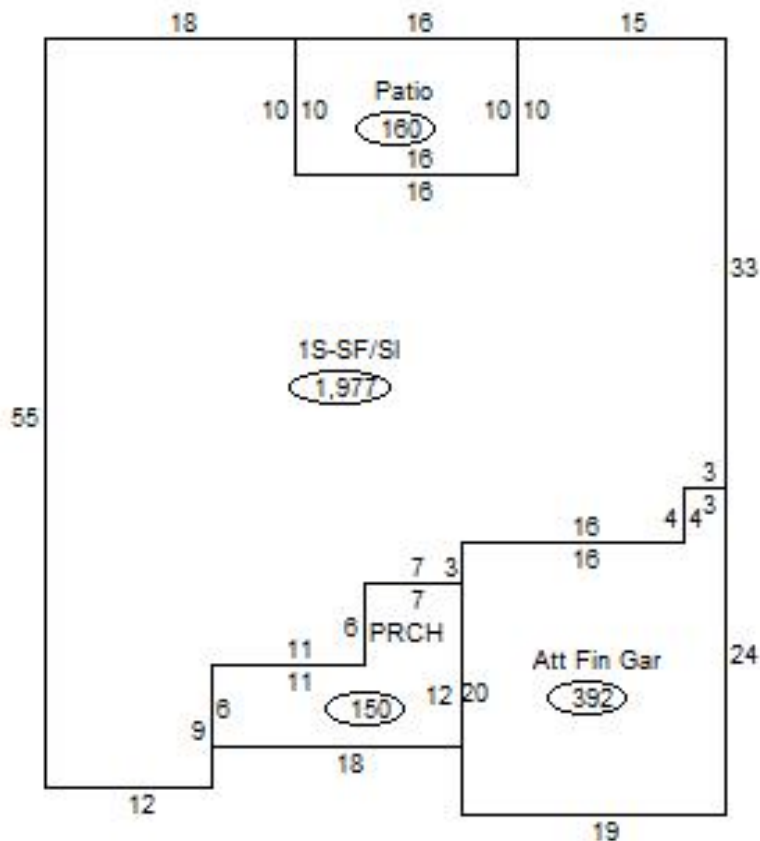
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Sketch Image

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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/Sl	1,977	1.000	1,977
2	G	5		20	Att Fin Gar	392	1.000	392
3	M	PRCH		20	PRCH	150	1.000	150
4	M	PATC		20	Patio	160	1.000	160
Total Building Area						1,977		1,977