



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data  |                             |                              |         |             | Primary Image                      |                               |            |               |            |         |                    |         |         |         |
|--|-----------------------------|------------------------------|---------|-------------|------------------------------------|-------------------------------|------------|---------------|------------|---------|--------------------|---------|---------|---------|
| Account  | 660109233                   |                              |         |             | <p>660109233_001.JPG 9/24/2025</p> |                               |            |               |            |         |                    |         |         |         |
| Parcel ID  | 000418-0004-012-0-000-00    |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Cadastral ID   | 30-21-16-14760              |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Property Type  | REAL - Real Property        |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Property Class   | URP                         | VI Area 1                    |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Tax Area   | 85 - CLRM SD-VERD TOWN/FIRE |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Name ID  | 348367                      |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| MCCOY, TERESA L  |                             |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| 23100 S MAE DR<br>CLAREMORE OK 74019-0000  |                             |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Parcel Location  |                             |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Situs  | 23100 S MAE DR              |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Subdivision  | KING RIDGE V                |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Lot/Block  | 0012 / 0004                 | 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: 36.27699217 -95.64969047   |                             |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| LOT 12 BLOCK 4 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 034</td> <td>NEW SFR 1852 SQ FT</td> <td>06/2025</td> <td>09/2025</td> <td>159,000</td> </tr> </tbody> </table> |                             |                              |         |             | Number                             | Description                   | Opened     | Closed        | Amount     | R25 034 | NEW SFR 1852 SQ FT | 06/2025 | 09/2025 | 159,000 |
| Number   | Description                 | Opened                       | Closed  | Amount      |                                    |                               |            |               |            |         |                    |         |         |         |
| R25 034  | NEW SFR 1852 SQ FT          | 06/2025                      | 09/2025 | 159,000     |                                    |                               |            |               |            |         |                    |         |         |         |
| Exemptions   |                             |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Sale History   |                             |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Code   | Type                        | Active                       | Maximum | Exemption   | Bk/Pg                              | Grantor                       | Date       | Price         | Code       |         |                    |         |         |         |
|  |                             |                              |         |             | /                                  | LENNAR HOMES OF OKLAHOMA LLC  | 09/29/2025 | 263,000       | 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                   | 59,723  | 59,723      | 11%                                | Assessed                      | 15,514     | 1,693.69      |            |         |                    |         |         |         |
| Year Frozen  |                             | Improvements                 | 81,311  | 81,311      |                                    | Penalty                       | 0          |               |            |         |                    |         |         |         |
| Uncapped Value   | 81,311                      | Mobile Home                  | 0       | 0           |                                    | Exemption                     | 0          | 0.00          |            |         |                    |         |         |         |
| TIF Project ID   | 0                           | Total Value                  | 141,034 | 141,034     |                                    | Total Taxable                 | 15,514     | 1,694.00      |            |         |                    |         |         |         |
| Assessment History   |                             |                              |         |             |                                    |                               |            |               |            |         |                    |         |         |         |
| Tax Year   | Statement Number            | Billed Owner                 |         |             | Tax Area                           | Total Value                   | Exemptions | Taxable Value | Billed Tax |         |                    |         |         |         |
| 2025   | 2025-660109233              | LENNAR HOMES OF OKLAHOMA LLC |         |             | 85                                 | 7,304                         | 0          | 803           | 87.00      |         |                    |         |         |         |



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| Lot Data        |                          | Square-Foot - NBHD 1109 #1 |  |
|-----------------|--------------------------|----------------------------|--|
| Lot Size        | 0                        | 0                          |  |
| Lot Count       | 1                        |                            |  |
| Units Buildable |                          |                            |  |
| Non-Ag Acres    | 0.2284                   |                            |  |
| Topography      |                          |                            |  |
| Street Access   |                          |                            |  |
| Utilities       |                          |                            |  |
| Amenities       |                          |                            |  |
| Method          | Square-Foot              |                            |  |
| Base Lot Value  | 9,947.00 x 5.35 = 53,190 |                            |  |
| Factor Value    |                          |                            |  |
| Adjustments     | 1.1228                   |                            |  |
| Lot Value       | 59,723                   |                            |  |



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| Residential Data |  |
|------------------|--|
| Type             | 1 Single Family Residence                    |
| Condition        | 3 - Average                                  |
| Quality          | 2 - Fair                                     |
| 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     | 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     | 84.28     | Total Misc Impr    | + 1,851   |
| Roofing Adj   | + 3.81    | Garage Cost        | + 11,993  |
| Subfloor Adj  | + 0.00    | Total RCN          | = 205,330 |
| Heat/Cool Adj | + 10.30   | Depreciation ( 1%) | - 2,053   |
| Plumbing Adj  | + 5.06    | Lump Sums          | + 0       |
| Basement Adj  | + 0.00    | RCNLD              | = 203,277 |
| Adj Base Cost | = 103.45  | Lot Value          | + 59,723  |
| Total Area    | x 1,851   | Indicated Value    | = 263,000 |
| Adjusted Cost | = 191,486 | Value Per SqFt     | 142.09    |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 203,277       |        |                      |
| Lot Value            | 59,723        |        |                      |
| Indicated Value      | 263,000       | 142.09 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    |               |        |                      |
| Total Value          | 263,000       | 142.09 | Total Value Per SqFt |

| Miscellaneous Improvements |              |           |      |      |       |           |      |       |
|----------------------------|--------------|-----------|------|------|-------|-----------|------|-------|
| Code                       | Description  | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | Porch        | 176248    | 8x5  |      | 40    | 21.17     |      | 847   |
| PATO                       | Patio - Open | 176249    | 14x7 |      | 98    | 10.24     |      | 1,004 |



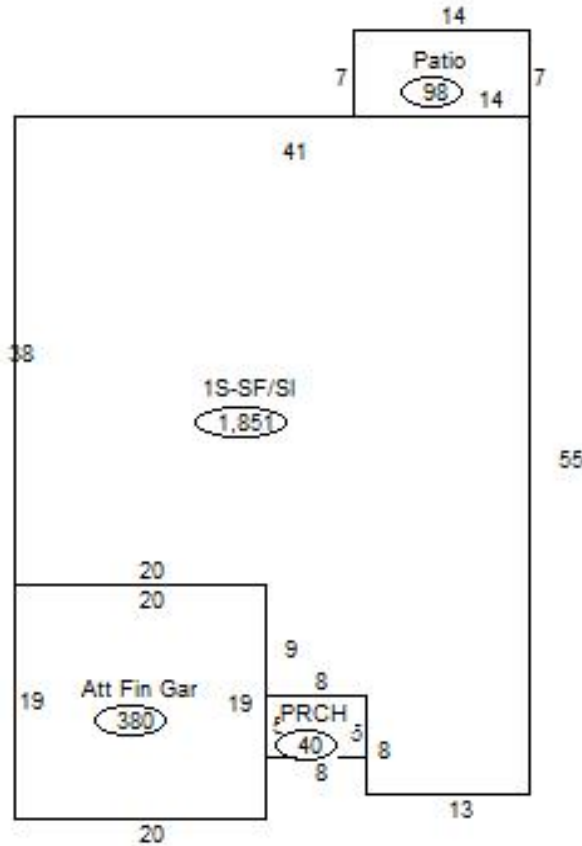
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Sketch Image

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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      | 1,851     | 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> |      |      |            |       |               | 1,851     |            | 1,851      |