



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:23:26  
 Page 1

Assessment Data				Primary Image					
Account	660109242								
Parcel ID	000418-0004-021-0-000-00								
Cadastral ID	30-21-16-14850								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	347828								
JENSEN, RYAN LEE									
23220 S MAE DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23220 S MAE DR								
Subdivision	KING RIDGE V								
Lot/Block	0021 / 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: 36.27526210 -95.64972420				660109242_001.JPG 9/24/2025					
Legal Description				Building Permits					
LOT 21 BLOCK 4 KING RIDGE V				Number	Description	Opened	Closed	Amount	
				R25 005	NEW SFR 2650 SQ FT	04/2025	09/2025	138,350	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	08/11/2025	278,500	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	41,476	41,476	11%	Assessed	31,121	3,397.54
Year Frozen			Improvements	241,445	241,445		Penalty	0	
Uncapped Value	242,022		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	282,921	282,921	31,121	Total Taxable	31,121	3,398.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109242	JENSEN, RYAN LEE			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 11:23:26  
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2459		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,711.00 x 5.12 = 54,797		
Factor Value			
Adjustments	0.7569		
Lot Value	41,476		



660109242\_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	1,940 / 1,940
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,940
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	412 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	94.76	Total Misc Impr	+ 6,223
Roofing Adj	+ 4.29	Garage Cost	+ 14,968
Subfloor Adj	+ -1.11	Total RCN	= 243,884
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 2,439
Plumbing Adj	+ 5.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 241,445
Adj Base Cost	= 114.79	Lot Value	+ 41,476
Total Area	x 1,940	Indicated Value	= 282,921
Adjusted Cost	= 222,693	Value Per SqFt	145.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	241,445		
Lot Value	41,476		
Indicated Value	282,921	145.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	282,921	145.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176215	168		168	23.69		3,980
PATC	Patio - Covered	176216	20x6		120	18.69		2,243



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

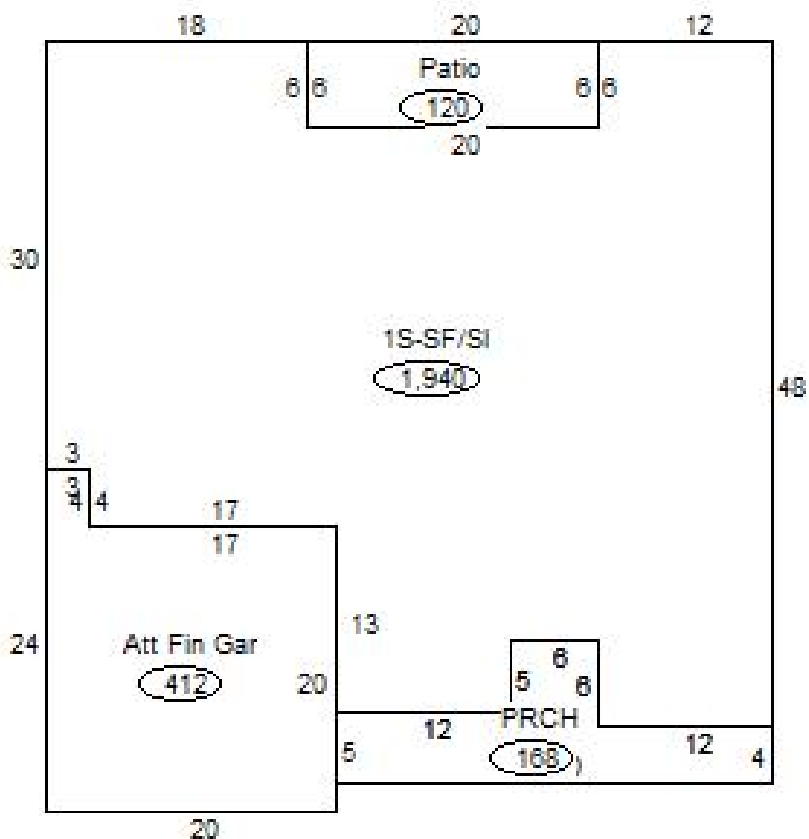
Date 04/18/2026

Time 11:23:26

Page 3

Sketch Image

660109242



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,940	1.000	1,940
2	G	5		20	Att Fin Gar	412	1.000	412
3	M	PRCH		20	PRCH	168	1.000	168
4	M	PATC		20	Patio	120	1.000	120
<b>Total Building Area</b>						1,940		1,940