



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:23:27
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Assessment Data				Primary Image						
Account	660109243									
Parcel ID	000418-0004-022-0-000-00									
Cadastral ID	30-21-16-14860									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE									
Name ID	348362									
TAYLOR, MARION RAY										
23234 S MAE DR CLAREMORE OK 74019-0000										
Parcel Location										
Situs	23234 S MAE DR									
Subdivision	KING RIDGE V									
Lot/Block	0022 / 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: 36.27508252 -95.64975568				660109243_001.JPG 9/24/2025						
Legal Description				Building Permits						
LOT 22 BLOCK 4 KING RIDGE V				Number	Description	Opened	Closed	Amount		
				R25 006	NEW SFR 2121 SQ FT	04/2025	09/2025	119,100		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	09/26/2025	253,500	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	58,159	58,159	11%	6,397	Assessed	14,992	1,636.70	
Year Frozen		Improvements	78,137	78,137		8,595	Penalty	0		
Uncapped Value	78,137	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	136,296	136,296		14,992	Total Taxable	14,992	1,637.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109243	RAUSCH COLEMAN HOMES OF TULSA 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	0.2286		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	9,957.00 x 5.35 = 53,225		
Factor Value			
Adjustments	1.0927		
Lot Value	58,159		



660109243_001.JPG 9/24/2025

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	1,648 / 1,648
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,648
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	416 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	90.31	Total Misc Impr	+	2,771
Roofing Adj	+ 3.99	Garage Cost	+	12,804
Subfloor Adj	+ 0.00	Total RCN	=	197,316
Heat/Cool Adj	+ 10.30	Depreciation (1%)	-	1,973
Plumbing Adj	+ 5.68	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	195,343
Adj Base Cost	= 110.28	Lot Value	+	58,159
Total Area	x 1,648	Indicated Value	=	253,502
Adjusted Cost	= 181,741	Value Per SqFt		153.82

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	195,343		
Lot Value	58,159		
Indicated Value	253,502	153.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	253,502	153.82	Total Value Per SqFt

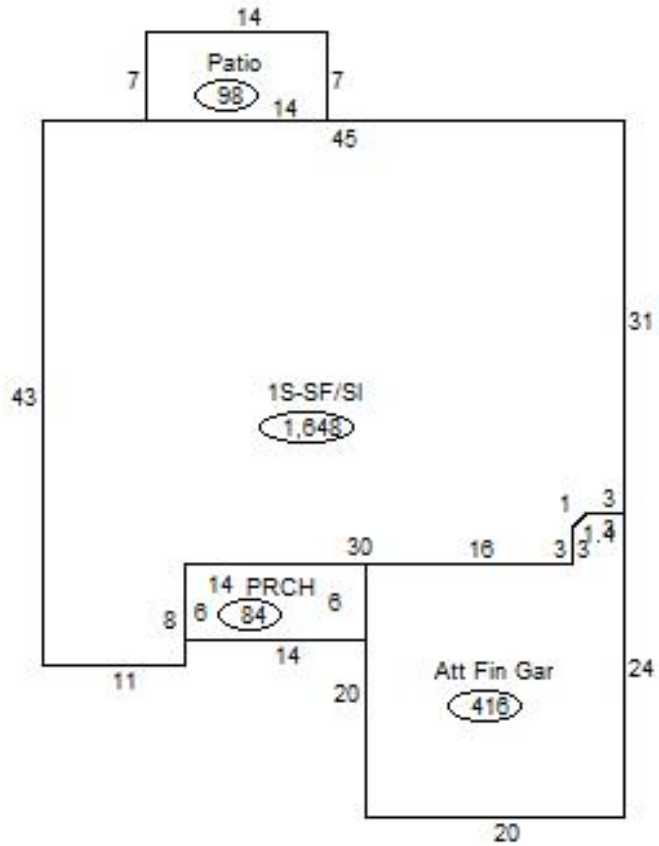
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	174804	14x6		84	21.03		1,767
PATO	Patio - Open	174805	14x7		98	10.24		1,004



Sketch Image

660109243



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,648	1.000	1,648
2	G	5		20	Att Fin Gar	416	1.000	416
3	M	PRCH		20	PRCH	84	1.000	84
4	M	PATO		20	Patio	98	1.000	98
Total Building Area						1,648		1,648