



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 660109244 Parcel ID 000418-0004-023-0-000-00 Cadastral ID 30-21-16-14870 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 345800 PRINCE, KEITH & TRACY 23248 S MAE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23248 S MAE DR Subdivision KING RIDGE V Lot/Block 0023 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109244_001.JPG 1/15/2025</p>																																																																				
Legal Description Lot/Long: 36.27487283 -95.64972051 LOT 23 BLOCK 4 KING RIDGE V																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.264		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	11,500.00 x 4.90 = 56,375		
Factor Value			
Adjustments			
Lot Value	56,375		



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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	1,848 / 1,848
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,848
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	92.58	Total Misc Impr	+	2,222
Roofing Adj	+ 4.24	Garage Cost	+	15,166
Subfloor Adj	+ -1.22	Total RCN	=	225,676
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	4,514
Plumbing Adj	+ 5.64	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	221,162
Adj Base Cost	= 112.71	Lot Value	+	56,375
Total Area	x 1,848	Indicated Value	=	277,537
Adjusted Cost	= 208,288	Value Per SqFt		150.18

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	221,162		
Lot Value	56,375		
Indicated Value	277,537	150.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	277,537	150.18	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165867	8x6		48	24.12		1,158
PATO	Patio - Open	165868	14x7		98	10.86		1,064



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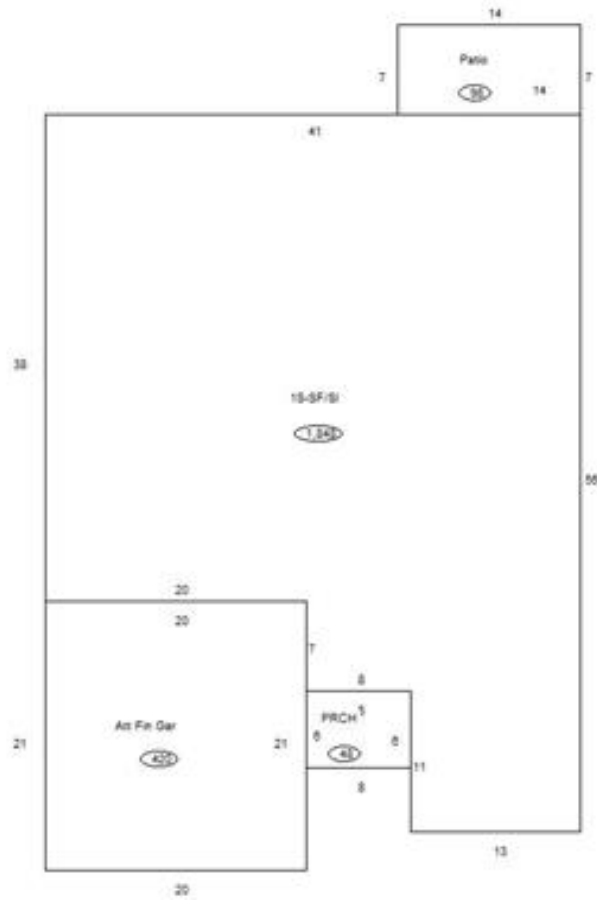
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,848	1.000	1,848
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	PRCH	48	1.000	48
4	M	PATO		10	Patio	98	1.000	98
Total Building Area						1,848		1,848



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	10x20x0			
	Qual	Cond	Year	2024	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (7.02 x)						