



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:23:50
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Assessment Data					Primary Image									
Account	660109256													
Parcel ID	000418-0005-007-0-000-00													
Cadastral ID	30-21-16-14990													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	85 - CLRM SD-VERD TOWN/FIRE													
Name ID	345986													
CONNER, CARINA														
23319 S 4130 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	23319 S 4130 RD													
Subdivision	KING RIDGE V													
Lot/Block	0007 / 0005	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: 36.27359794 -95.65044267														
LOT 7 BLOCK 5 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>R24 050</td> <td>NEW SFR 1422 SQ FT</td> <td>10/2024</td> <td>01/2025</td> <td>154,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 050	NEW SFR 1422 SQ FT	10/2024	01/2025	154,000
Number	Description	Opened	Closed	Amount										
R24 050	NEW SFR 1422 SQ FT	10/2024	01/2025	154,000										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	RAUSCH COLEMAN HOMES OF TULSA	12/13/2024	225,000	YES					
					/	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	2025	Land Value	46,134	46,134	11%	Assessed	25,762	2,812.48						
Year Frozen		Improvements	188,063	188,063		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-92.00						
TIF Project ID	0	Total Value	234,197	234,197		Total Taxable	24,762	2,720.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660109256	CONNER, CARINA	85	228,279	1000	24,111	2,649.00							



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1821		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,931.00 x 5.82 = 46,134		
Factor Value			
Adjustments			
Lot Value	46,134		



660109256_001.JPG 1/15/2025

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	1,421 / 1,421
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,421
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 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	101.13	Total Misc Impr	+ 2,222
Roofing Adj	+ 4.58	Garage Cost	+ 14,441
Subfloor Adj	+ -1.20	Total RCN	= 191,901
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,838
Plumbing Adj	+ 7.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 188,063
Adj Base Cost	= 123.32	Lot Value	+ 46,134
Total Area	x 1,421	Indicated Value	= 234,197
Adjusted Cost	= 175,238	Value Per SqFt	164.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,063		
Lot Value	46,134		
Indicated Value	234,197	164.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,197	164.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165147	16x3		48	24.12		1,158
PATO	Patio - Open	165148	14x7		98	10.86		1,064



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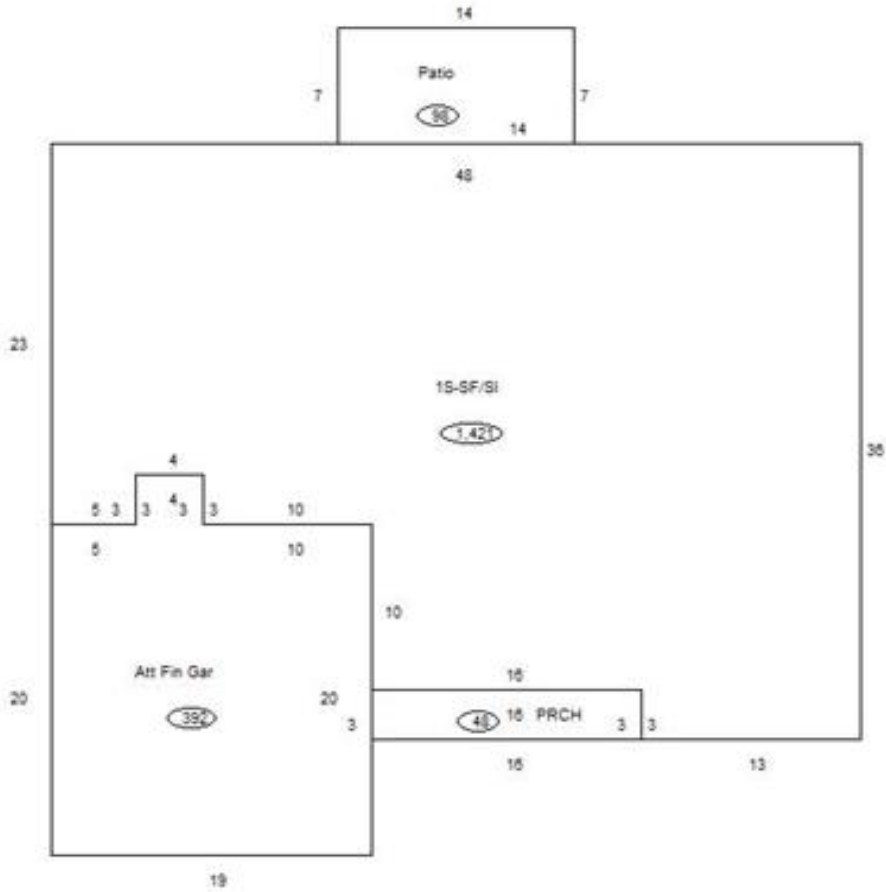
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Sketch Image

660109256



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,421	1.000	1,421
2	G	5		10	Att Fin Gar	392	1.000	392
3	M	PRCH		10	PRCH	48	1.000	48
4	M	PATO		10	Patio	98	1.000	98
Total Building Area						1,421		1,421