



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660109259				No Image On File				
Parcel ID	000418-0005-010-0-000-00								
Cadastral ID	30-21-16-15020								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	346060								
GLENN, JENNIFER DORAMAE									
23361 S 4130 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23361 S 4130 RD								
Subdivision	KING RIDGE V								
Lot/Block	0010 / 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: 36.27314260 -95.65057512									
Building Permits									
LOT 10 BLOCK 5 KING RIDGE V									
Number		Description		Opened	Closed	Amount			
R24 041		NEW SFR 1446 SQ FT		09/2024	01/2025				
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	12/04/2024	238,500	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	53,283	53,283	11%	5,861	Assessed	26,899	2,936.61
Year Frozen		Improvements	191,251	191,251		21,038	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	244,534	244,534		26,899	Total Taxable	25,899	2,844.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109259	GLENN, JENNIFER DORAMAE			85	238,500	1000	25,235	2,771.00



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1854	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,074.00 x 5.78 = 46,634	
Factor Value		
Adjustments	1.1426	
Lot Value	53,283	

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	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	428 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	100.68	Total Misc Impr	+ 2,321
Roofing Adj	+ 4.56	Garage Cost	+ 15,365
Subfloor Adj	+ -1.19	Total RCN	= 195,154
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,903
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 191,251
Adj Base Cost	= 122.73	Lot Value	+ 53,283
Total Area	x 1,446	Indicated Value	= 244,534
Adjusted Cost	= 177,468	Value Per SqFt	169.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,251		
Lot Value	53,283		
Indicated Value	244,534	169.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,534	169.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	165126	14x6		84	19.00		1,596
PRCH	Porch	165128	6x5		30	24.17		725



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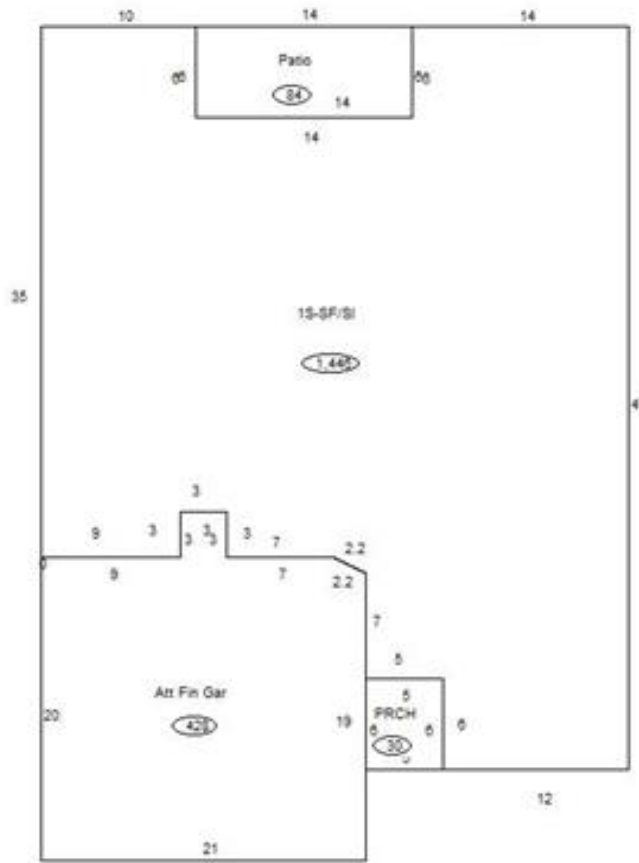
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Sketch Image

660109259



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,446	1.000	1,446
2	M	PATC		10	Patio	84	1.000	84
3	G	5		10	Att Fin Gar	428	1.000	428
4	M	PRCH		10	PRCH	30	1.000	30
Total Building Area						1,446		1,446