



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:23:57
 Page 1

Assessment Data					Primary Image																																																																
Account 660109260 Parcel ID 000418-0005-011-0-000-00 Cadastral ID 30-21-16-15030 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 346047 CLOUD, JESSICA RAE 23375 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23375 S 4130 RD Subdivision KING RIDGE V Lot/Block 0011 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109260_001.JPG 1/15/2025</p>																																																																
Legal Description Lot/Long: 36.27297501 -95.65058917 LOT 11 BLOCK 5 KING RIDGE V																																																																					
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Date 04/18/2026
Time 11:23:57
Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1817		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,917.00 x 5.82 = 46,085		
Factor Value			
Adjustments			
Lot Value	46,085		



660109260_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	+	46,085
Total Area	x 1,421	Indicated Value	=	234,148
Adjusted Cost	= 175,238	Value Per SqFt		164.78

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	188,063		
Lot Value	46,085		
Indicated Value	234,148	164.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,148	164.78	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165119	16x3		48	24.12		1,158
PATO	Patio - Open	165120	14x7		98	10.86		1,064



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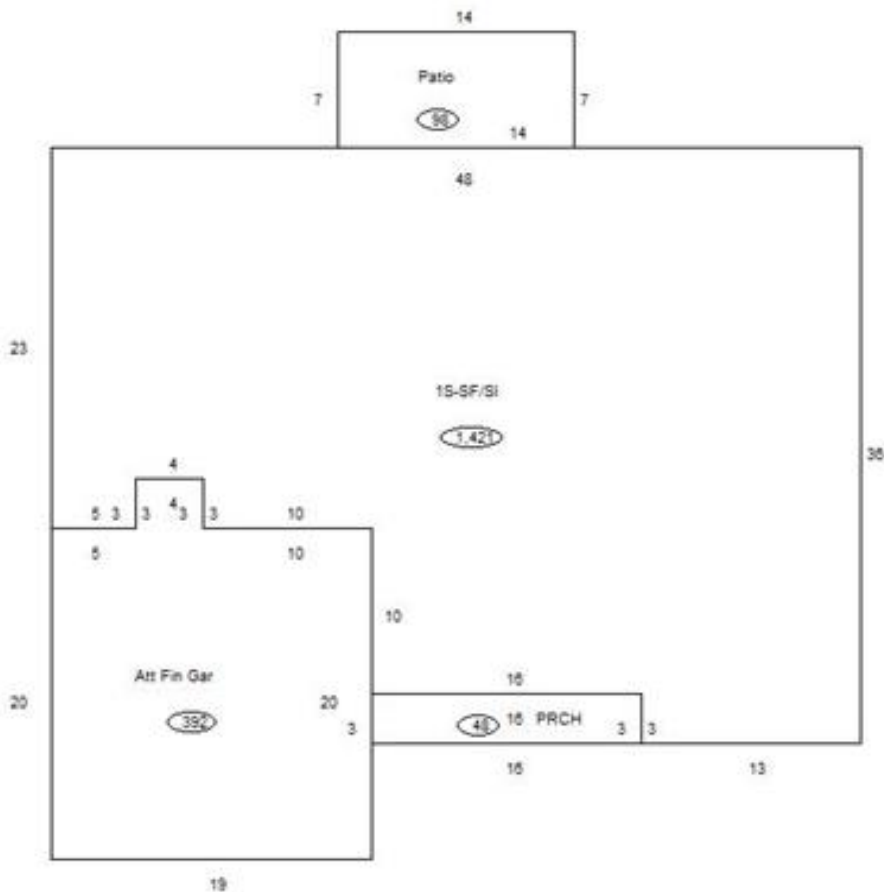
Date 04/18/2026

Time 11:23:57

Page 3

Sketch Image

660109260



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,421	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