




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:23:59  
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Assessment Data					Primary Image				
Account	660109261				 <p>660109261_001.JPG 1/15/2025</p>				
Parcel ID	000418-0005-012-0-000-00								
Cadastral ID	30-21-16-15040								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	345995								
SUNTKEN, MARCHELLE									
23389 S 4130 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23389 S 4130 RD								
Subdivision	KING RIDGE V								
Lot/Block	0012 / 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: 36.27280460 -95.65058266									
LOT 12 BLOCK 5 KING RIDGE V									
Building Permits									
Number		Description		Opened	Closed	Amount			
R24 043		NEW SFR 1446 SQ FT		09/2024	01/2025				
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	RAUSCH COLEMAN HOMES OF TULSA	12/13/2024	236,000	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	50,783	50,783	11%	5,586	Assessed	26,624	2,906.59
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	242,034	242,034		26,624	Total Taxable	25,624	2,814.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109261	SUNTKEN, MARCHELLE			85	236,000	1000	24,960	2,742.00



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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	0.1756						
Topography							
Street Access							
Utilities							
Amenities							
Method	Square-Foot						
Base Lot Value	7,647.00 x 5.90 = 45,140						
Factor Value		660109261_001.JPG		1/15/2025			
Adjustments	1.1250	<b>GRM Approach</b>					
Lot Value	50,783	GRM Code Gross Rent 0.00 Indicated Value					
<b>Residential Data</b>				<b>Multiple Regression</b>			
Type	1 Single Family Residence			MRA Code			
Condition	3 - Average			Adusted R			
Quality	2.5 - Fair			Indicated Value			
Architecture				<b>Direct Comparables</b>			
Style	100% One Story			Selection Model A Adam Test			
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry			Adjustment Model 1 2022 Residential			
Base/Total Area	1,446 / 1,446			Comparables			
Style	100% One Story			Indicated Value			
HVAC	100% Warmed & Cooled Air			<b>Value Reconciliation</b>			
Roof Cover	1 Composition Shingle			Selected Approach Cost Approach			
Area on Slab	1,446			Improvements 191,251			
Fixture/RghIn	/			Lot Value 50,783			
Bed/F/H Bath	3 / 2.0 /			Indicated Value 242,034 167.38 Per SqFt			
Basement Area				Agland Value			
Garage Type	428 Attached Garage - Finished			Site Improvements			
Remodel				Total Value 242,034 167.38 Total Value Per SqFt			
Year/Eff Age	2024 / 2						
<b>Cost Approach</b>		<b>Manual : 01/2025</b>					
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	+	50,783			
Total Area	x 1,446	Indicated Value	=	242,034			
Adjusted Cost	= 177,468	Value Per SqFt		167.38			

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	165122	14x6		84	19.00		1,596
PRCH	Porch	165124	6x5		30	24.17		725



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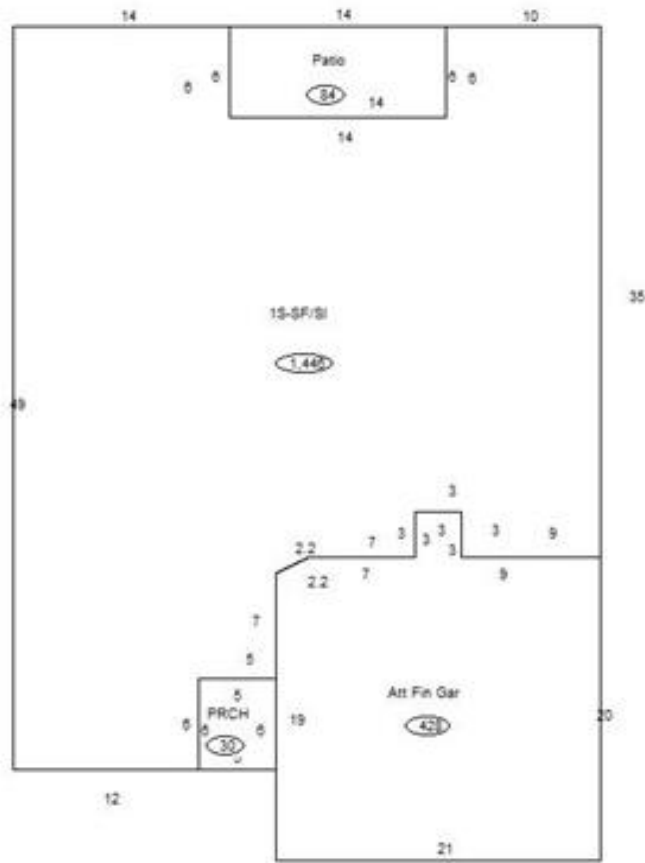
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Sketch Image

660109261



### 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
<b>Total Building Area</b>						<b>1,446</b>		<b>1,446</b>