



# 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	660109276								
Parcel ID	000418-0006-013-0-000-00								
Cadastral ID	25-21-15-02630								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	345997								
HOWARD, SHELBY MARIE									
23374 S BASEL PL CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23374 S BASEL PL								
Subdivision	KING RIDGE V								
Lot/Block	0013 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	25 / 21 / 15 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.27303183 -95.65290297									
LOT 13 BLOCK 6 KING RIDGE V									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 039	NEW SFR 1337 SQ FT	09/2024	01/2025						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RAUSCH COLEMAN HOMES OF TULSA	12/11/2024	225,500	YES					
/	TULSA L DEV LLC	06/26/2024	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2025	Land Value	52,019	52,019	11%	Assessed	25,426	2,647.66	
Year Frozen		Improvements	179,129	179,129		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-87.00	
TIF Project ID	0	Total Value	231,148	231,148	25,426	Total Taxable	24,426	2,561.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109276	HOWARD, SHELBY MARIE	80	225,500	0	24,805	2,583.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1677		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,305.00 x 5.95 = 43,465		
Factor Value			
Adjustments	1.1968		
Lot Value	52,019		



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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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,334 / 1,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,334
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	179,129		
Lot Value	52,019		
Indicated Value	231,148	173.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	231,148	173.27	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.84	Total Misc Impr	+ 2,526
Roofing Adj	+ 4.64	Garage Cost	+ 14,109
Subfloor Adj	+ -1.22	Total RCN	= 182,785
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,656
Plumbing Adj	+ 7.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 179,129
Adj Base Cost	= 124.55	Lot Value	+ 52,019
Total Area	x 1,334	Indicated Value	= 231,148
Adjusted Cost	= 166,150	Value Per SqFt	173.27

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	162857	12x6		72	19.00		1,368
PRCH	Porch	162858	12x4		48	24.12		1,158



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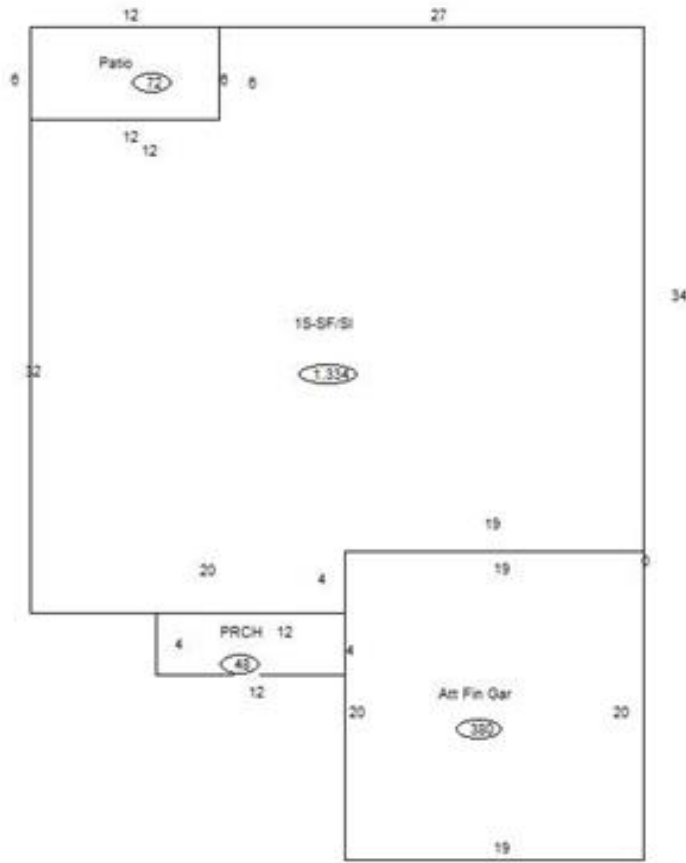
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Sketch Image

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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	1,334	1.000	1,334
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PATC		10	Patio	72	1.000	72
4	M	PRCH		10	PRCH	48	1.000	48
<b>Total Building Area</b>						<b>1,334</b>		<b>1,334</b>