



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 | 660006372 | | | | | | | | |
| Parcel ID | 21N16E-07-4-00000-000-0000 | | | | | | | | |
| Cadastral ID | 07-21-16-10800 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | UR | VI Area 1 | | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | |
| Name ID | 332444 | | | | | | | | |
| BEESON, LOYD T | | | | | | | | | |
| 2403 PARKWOOD CIR CLAREMORE OK 74017-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 02403 PARKWOOD CIR | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 1.04 - Acres | | | | | | |
| Sec/Twn/Rng | 7 / 21 / 16 / 4 | | | | | | | | |
| Neighborhood | 2116 - UNPLATTED | | | | | | | | |
| School District | S001 - CLAREMORE SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.31311721 -95.63767084 | | | | | | | | | |
| TR IN NW SE, BEG: SW/C LOT 11 BLK 16, WESTWOOD III, S 56-52- 38 E 421.97' TO SE/C LOT 11, S 120.85' W 107.49', N 44-33-40 W 155.41', N 86.96', N 44-15 W 88.10', N 72-22 W 136.86', N 25' TO PT ON PARKWOOD CIRCLE ROW, 60' DUE S OF CUL DE SAC, NELY ALG ROW 59.66' TO POB | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| 4266 | R14-NEW 1800 SQ FT DETACH GARAC | 10/2013 | 10/2013 | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | |
| H | Homestead | No | 1,000 | | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| / | GIBSON, JENNIFER | 10/14/2020 | 271,500 | YES | | | | | |
| 1597/141 | ESTES, SHEILA M | 06/15/2004 | 181,500 | YES | | | | | |
| 1213/776 | HIRSCH, GARY F & SONJA H | 01/27/2000 | 185,000 | No | | | | | |
| 1114/35 | MAST, DAVID W & | 05/21/1998 | 155,000 | Yes | | | | | |
| 1021/73 | ELLINGTON, LUTHER E & | 03/19/1996 | 144,000 | Yes | | | | | |
| 988/140 | FREEMAN, JEFFREY W & | 04/24/1995 | 42,495 | Yes | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | |
| Remove Cap | 2021 | Land Value | 43,109 | 37,434 | 11% | 4,118 | Assessed | 32,657 3,018.49 | |
| Year Frozen | 0 | Improvements | 268,099 | 259,447 | | 28,539 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -92.00 | |
| TIF Project ID | 0 | Total Value | 311,208 | 296,881 | | 32,657 | Total Taxable | 31,657 2,926.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660006372 | BEESON, LOYD T | 17 | 294,999 | 1000 | 30,706 | 2,838.00 | | |
| 2024 | 2024-660006372 | BEESON, LOYD T | 17 | 307,342 | 1000 | 29,782 | 2,752.00 | | |
| 2023 | 2023-660006372 | BEESON, LOYD T | 17 | 271,689 | 1000 | 28,886 | 2,646.00 | | |
| 2022 | 2022-660006372 | BEESON, LOYD T | 17 | 271,537 | 1000 | 28,869 | 2,672.00 | | |
| 2021 | 2021-660006372 | BEESON, LOYD T | 17 | 272,400 | 1000 | 28,964 | 2,558.00 | | |
| 2020 | 2020-660006372 | GIBSON, CHRIS & | 17 | 257,742 | 1000 | 26,697 | 2,445.00 | | |
| 2019 | 2019-660006372 | GIBSON, CHRIS & | 17 | 244,466 | 1000 | 25,891 | 2,398.00 | | |
| 2018 | 2018-660006372 | GIBSON, CHRIS & | 17 | 255,168 | 1000 | 27,068 | 2,501.00 | | |
| 2017 | 2017-660006372 | GIBSON, CHRIS & | 17 | 252,057 | 1000 | 26,542 | 2,438.00 | | |
| 2016 | 2016-660006372 | GIBSON, CHRIS & | 17 | 246,081 | 1000 | 25,740 | 2,416.00 | | |
| 2015 | 2015-660006372 | GIBSON, CHRIS & | 17 | 238,445 | 1000 | 24,962 | 2,251.00 | | |
| 2014 | 2014-660006372 | GIBSON, CHRIS & | 17 | 243,155 | 1000 | 24,205 | 2,245.00 | | |
| 2013 | 2013-660006372 | GIBSON, CHRIS & | 17 | 205,345 | 1000 | 20,601 | 1,885.00 | | |




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| Lot Data | Square-Foot - NBHD 2116 #1 | Primary Image |
|---|----------------------------|--|
| Lot Size Lot Count Units Buildable 1.04 Non-Ag Acres 1.2492 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,415.00 x .79 = 43,109 Factor Value Adjustments 1.0000 Lot Value 43,109 | |  |

| Residential Data | |
|------------------------|---------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3.75 - Average |
| Architecture | |
| Style | 100% Two Story |
| Exterior Wall | 10% Veneer, Masonry 90% Frame, Stucco |
| Base/Total Area | 1,333 / 2,666 |
| Style | 100% Two Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,333 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 675 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1984 / 32 |

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| GRM Approach | |
|------------------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|------------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 394,569 | 148.00 | Per SqFt |

| Direct Comparables | |
|-------------------------|-------------|
| Selection Model | A Adam Test |
| Adjustment Model | NewTest |
| Comparables | |
| Indicated Value | |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| Base Cost | 93.14 | Total Misc Impr | + 11,002 | | | | |
| Roofing Adj | + 3.12 | Garage Cost | + 28,087 | | | | |
| Subfloor Adj | + -2.25 | Total RCN | = 349,651 | | | | |
| Heat/Cool Adj | + 15.39 | Depreciation (40%) | - 139,860 | | | | |
| Plumbing Adj | + 7.09 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 209,791 | | | | |
| Adj Base Cost | = 116.49 | Lot Value | + 43,109 | | | | |
| Total Area | x 2,666 | Indicated Value | = 252,900 | | | | |
| Adjusted Cost | = 310,562 | Value Per SqFt | 94.86 | | | | |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 209,791 | | |
| Lot Value | 43,109 | | |
| Indicated Value | 252,900 | 94.86 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 58,308 | | |
| Total Value | 311,208 | 116.73 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 1 | 1 | 6,836.75 | | 6,837 |
| PRCH | SLAB PORCH - COVERED | 15554 | 13x6 | | 78 | 30.58 | | 2,385 |
| PATO | SLAB PORCH - OPEN | 15555 | 134 | | 134 | 13.28 | | 1,780 |



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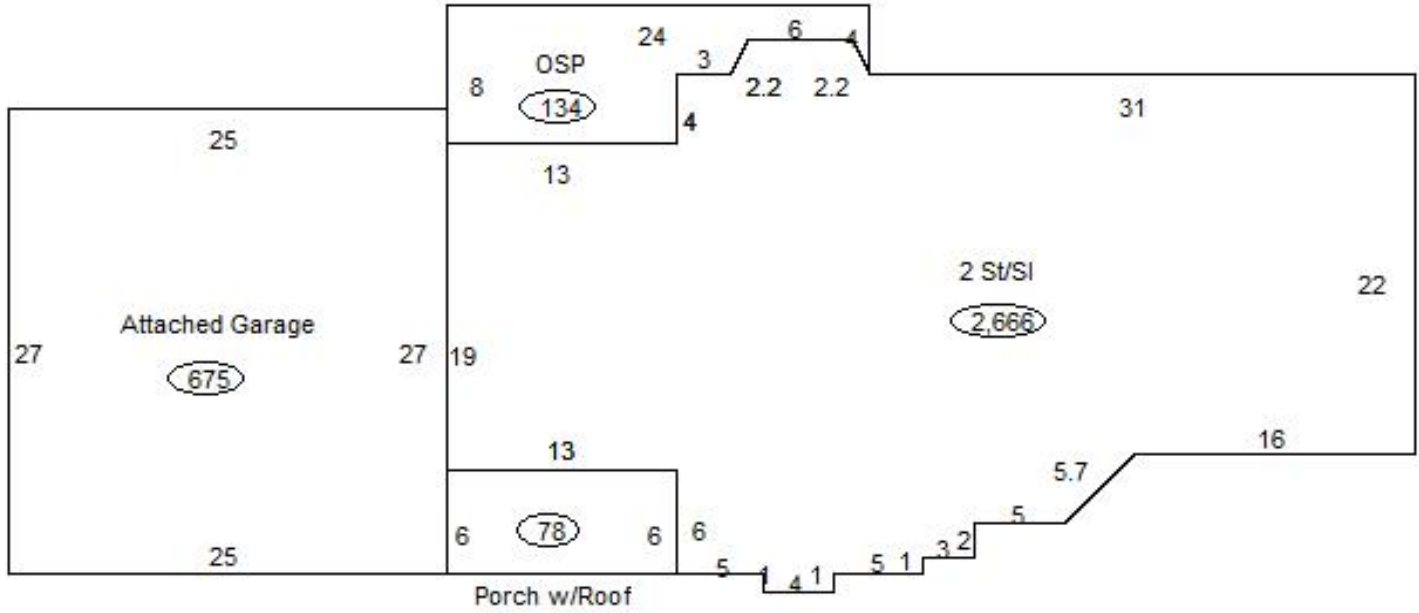
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 2 | Slab | 13 | 2 St/Sl | 1,333 | 2.000 | 2,666 |
| 2 | G | 1 | | 13 | Attached Garage | 675 | 1.000 | 675 |
| 3 | M | PRCH | | 13 | SLBC | 78 | 1.000 | 78 |
| 4 | M | PATO | | 13 | Open Slab | 134 | 1.000 | 134 |
| Total Building Area | | | | | | 1,333 | | 2,666 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|---------------------------|----------------------|-----------------------|------------|--------------------------------|--------------|
|  | UTIL | SHOP BUILDING | 60x30x0 | | | 1,800 |
| | Qual | Cond | Year | 2013 | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (30.26 x 1,800) | | 54,468 | | 54,468 | 54,468 |
|  | DTGF | DETACHED GARAGE FAIR | 0x0x0 | | | 400 |
| | Qual | 2 | Cond | 3 | Year | Eff Age |
| | Valuation Summary | | Modifier Total | RCN | Depr (40% Phys/ % Func) | RCNLD |
| | Base Cost (16.00 x 400) | | 6,400 | | 6,400 | 2,560 |
| | | | | | | 3,840 |