



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:19:00  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013817 <b>Parcel ID</b> 000000-00-0-00933-001-0021 <b>Cadastral ID</b> 14-21-15-02740 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 339712 BEASLEY, DUSTIN  21455 S WESSON AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21455 S WESSON AVE <b>Subdivision</b> WINCHESTER HEIGHTS <b>Lot/Block</b> 0021 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 15 / 5 <b>Neighborhood</b> 1209 - R-V03,3-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30062844 -95.67826794																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.5258 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 66,463.00 x 1.43 = 95,037 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 95,037		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,691 / 1,691
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,691
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	637 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0727\IMG\_0006. 7/28/2022

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	110.10	<b>Total Misc Impr</b>	+ 13,165
<b>Roofing Adj</b>	+ 4.41	<b>Garage Cost</b>	+ 16,638
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 250,106
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 110,047
<b>Plumbing Adj</b>	+ 5.45	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 140,059
<b>Adj Base Cost</b>	= 130.28	<b>Lot Value</b>	+ 95,037
<b>Total Area</b>	x 1,691	<b>Indicated Value</b>	= 235,096
<b>Adjusted Cost</b>	= 220,303	<b>Value Per SqFt</b>	139.03

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	187,394	110.82	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	244,130 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	140,059		
<b>Lot Value</b>	95,037		
<b>Indicated Value</b>	235,096	139.03	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	235,096	139.03	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	33084		143	143	23.79		3,402
PRCH	SLAB PORCH - COVERED	33085	18x11		198	23.57		4,667

