



# 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	660016326								
Parcel ID	21N16E-17-4-00000-000-0000								
Cadastral ID	17-21-16-09800								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	338571								
BESS, AUTHOR G & MICHELENE J									
1024 W COUNTRY CLUB RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01160 W COUNTRY CLUB RD								
Subdivision									
Lot/Block	/	Parcel Size	2.09 - Acres						
Sec/Twn/Rng	17 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29351531 -95.62198631									
Building Permits									
W 216.5' OF E 873.5' OF S 420' OF S2 SW SE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	STOLHAND, MAE A	06/01/2022	0	4
					/	BARKER, DONNA M &	06/01/2022	120,000	YES
					2602/57	STOLHAND, DONALD F &	12/28/2016		4
					318/370	STOLHAND, DONALD F	03/28/1958	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	58,962	58,962	11%	Assessed	14,611	1,350.49	
Year Frozen	1999	Improvements	73,866	73,866		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-92.00	
TIF Project ID	0	Total Value	132,828	132,828		Total Taxable	13,611	1,258.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016326	BESS, AUTHOR G &	17	130,669	0	14,374	1,329.00		
2024	2024-660016326	BESS, AUTHOR G &	17	135,106	0	13,860	1,281.00		
2023	2023-660016326	BESS, AUTHOR G &	17	120,000	0	13,200	1,209.00		
2022	2022-660016326	BESS, AUTHOR G &	17	98,449	4698		.00		
2021	2021-660016326	STOLHAND, MAE A	17	99,848	4698		.00		
2020	2020-660016326	STOLHAND, MAE A	17	100,243	4698		.00		
2019	2019-660016326	STOLHAND, MAE A	17	95,196	4698		.00		
2018	2018-660016326	STOLHAND, MAE A	17	100,162	4698		.00		
2017	2017-660016326	STOLHAND, MAE A	17	99,498	4698		.00		
2016	2016-660016326	STOLHAND, DONALD F &	17	97,350	4698		.00		
2015	2015-660016326	STOLHAND, DONALD F	17	95,537	2000	2,698	243.00		
2014	2014-660016326	STOLHAND, DONALD F	17	97,142	2000	2,698	250.00		
2013	2013-660016326	STOLHAND, DONALD F	17	94,639	2000	2,698	247.00		




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.09 <b>Non-Ag Acres</b> 2.1679 <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> 94,434.00 x .62 = 58,962 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 58,962		 <p style="text-align: right; color: orange;">09/01/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-1\IMG_0013. 9/1/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	75% Frame, Siding, Vinyl 25% Veneer, Masonry
<b>Base/Total Area</b>	1,232 / 1,232
<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>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1958 / 51

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.70	<b>Total Misc Impr</b>	+ 11,154				
<b>Roofing Adj</b>	+ 4.88	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 167,877				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 56%)</b>	- 94,011				
<b>Plumbing Adj</b>	+ 4.99	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 73,866				
<b>Adj Base Cost</b>	= 127.21	<b>Lot Value</b>	+ 58,962				
<b>Total Area</b>	x 1,232	<b>Indicated Value</b>	= 132,828				
<b>Adjusted Cost</b>	= 156,723	<b>Value Per SqFt</b>	107.81				

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>	98,571	80.01	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	73,866		
<b>Lot Value</b>	58,962		
<b>Indicated Value</b>	132,828	107.81	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	132,828	107.81	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	39306	24x8		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	39307	6x3		18	26.87		484



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Sketch Image

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SLBC



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,232	1.000	1,232
2	M	PRCH		10	SLBC	192	1.000	192
3	M	PRCH		10	SLBC	18	1.000	18
<b>Total Building Area</b>						1,232		1,232



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )					