



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 660019255 Parcel ID 21N16E-22-3-00000-000-0000 Cadastral ID 22-21-16-00200 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 322144 BEASLEY, BRADLEY K TRUSTEE PO BOX 1555 CLAREMORE OK 74018-0000 Parcel Location Situs 22376 S HWY 88 Subdivision Lot/Block / Parcel Size 56.63 - Acres Sec/Twn/Rng 22 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (285)\IMG_0033.JPG 10/16/2023</p>														
Legal Description Lat/Long: 36.28527871 -95.59449636																			
TR IN SE SW NW, BEG AT INTERSECTION W/L HWY 88 & S/L SE SW NW, NWLY ALG HWY 380', SWLY TO A PT WHICH IS 400' W OF POB, E TO POB. & ALL THAT PART N2 SW LYING WEST AND SOUTH HWY 88.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2494/947	LEWIS, NEVA OPAL TRUST &	08/26/2015	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	9,822	9,822	11%	1,080	Assessed	43,973	4,064.42										
Year Frozen	0	Improvements	389,930	389,930		42,893	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	399,752	399,752		43,973	Total Taxable	42,973	3,972.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660019255	BEASLEY, BRADLEY K			18	396,647	1000	42,630	3,940.00										
2024	2024-660019255	BEASLEY, BRADLEY K			18	258,653	1000	14,884	1,376.00										
2023	2023-660019255	BEASLEY, BRADLEY K			18	158,813	1000	14,420	1,321.00										
2022	2022-660019255	BEASLEY, BRADLEY K			18	159,780	1000	13,971	1,293.00										
2021	2021-660019255	BEASLEY, BRADLEY K			18	156,069	1000	13,535	1,195.00										
2020	2020-660019255	LEWIS, NEVA OPAL TRUST &			18	155,237	1000	13,112	1,201.00										
2019	2019-660019255	LEWIS, NEVA OPAL TRUST &			18	151,023	1000	12,701	1,176.00										
2018	2018-660019255	LEWIS, NEVA OPAL TRUST &			18	161,030	1000	12,302	1,137.00										
2017	2017-660019255	LEWIS, NEVA OPAL TRUST &			18	159,886	1000	11,915	1,093.00										
2016	2016-660019255	LEWIS, NEVA OPAL TRUST &			18	156,720	1000	11,539	1,082.00										
2015	2015-660019255	LEWIS, NEVA OPAL TRUST &			18	160,184	1000	11,173	1,006.00										
2014	2014-660019255	LEWIS, NEVA OPAL TRUST &			18	165,318	1000	10,819	1,003.00										
2013	2013-660019255	LEWIS, NEVA OPAL TRUST			18	161,343	1000	10,474	958.00										



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	830 / 830
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	713 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1960 / 50



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	121,511	146.40	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	111.92	Total Misc Impr	+	13,011			
Roofing Adj	+ 4.56	Garage Cost	+	15,572			
Subfloor Adj	+ 2.62	Total RCN	=	140,998			
Heat/Cool Adj	+ 10.30	Depreciation (59%)	-	83,189			
Plumbing Adj	+ 6.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	57,809			
Adj Base Cost	= 135.44	Lot Value	+				
Total Area	x 830	Indicated Value	=	57,809			
Adjusted Cost	= 112,415	Value Per SqFt		69.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	57,809		
Lot Value			
Indicated Value	57,809	69.65	Per SqFt
Agland Value	9,822		
Site Improvements	7,606		
Total Value	133,046	160.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2011	1	0.00	
PRCH	SLAB PORCH - COVERED	46747	301			301	20.35	6,125
PRCH	SLAB PORCH - COVERED	46748	11x5			55	21.12	1,162
PRCH	SLAB PORCH - COVERED	46749	12x5			60	21.11	1,267
CPDT	Carport - Detached	46751	22x20			440	10.13	4,457



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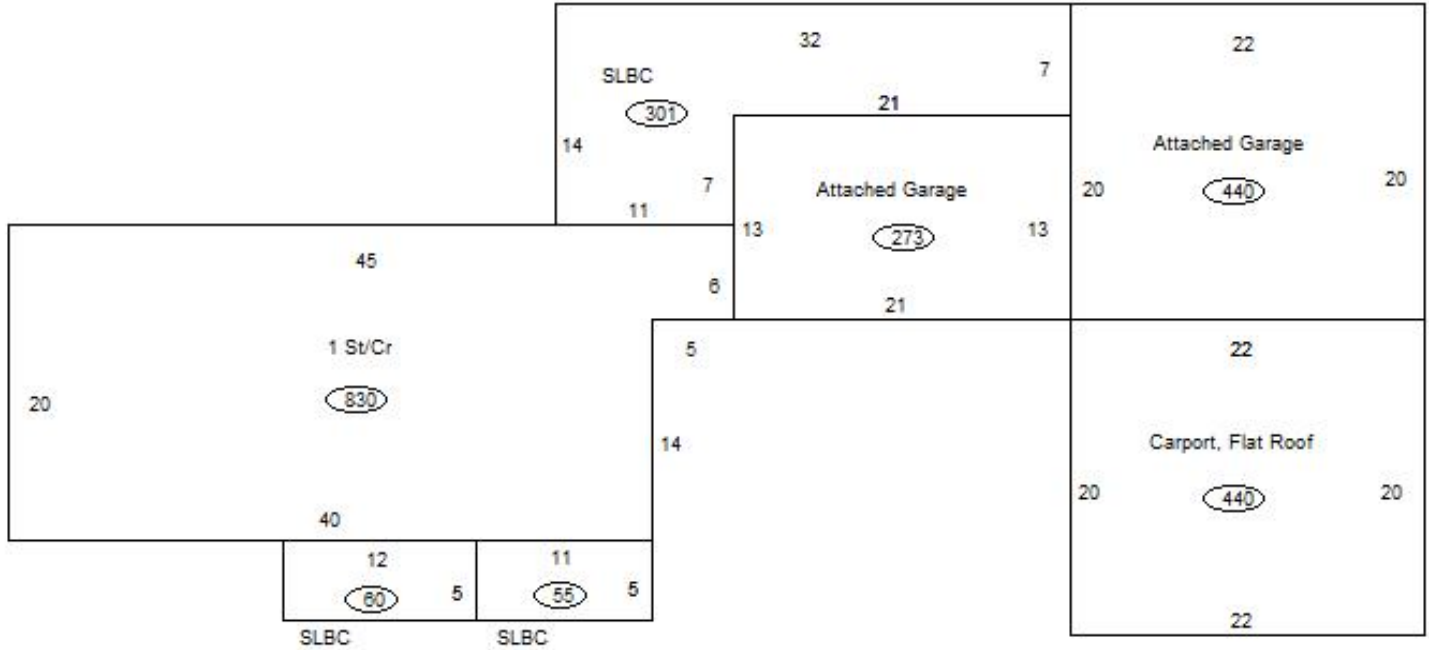
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	830	1.000	830
2	G	1		13	Attached Garage	273	1.000	273
3	M	PRCH		13	SLBC	301	1.000	301
4	M	PRCH		13	SLBC	55	1.000	55
5	M	PRCH		13	SLBC	60	1.000	60
6	G	1		13	Attached Garage	440	1.000	440
7	G	4		13	Carport, Flat Roof	440	1.000	440
Total Building Area						830		830



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
Base Cost (9.39 x 1,800)		16,902	16,902	9,296	7,606	



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Wall Furnace 100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 51



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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	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	83.91	Total Misc Impr	+ 858				
Roofing Adj	+ 3.90	Garage Cost	+ 858				
Subfloor Adj	+ 2.37	Total RCN	= 115,920				
Heat/Cool Adj	+ 5.53	Depreciation (60%)	- 69,552				
Plumbing Adj	+ 4.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 46,368				
Adj Base Cost	= 99.88	Lot Value	+ 46,368				
Total Area	x 1,152	Indicated Value	= 46,368				
Adjusted Cost	= 115,062	Value Per SqFt	40.25				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,368		
Lot Value			
Indicated Value	46,368	40.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	46,368	40.25	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	46754	7x6		42	20.43	858



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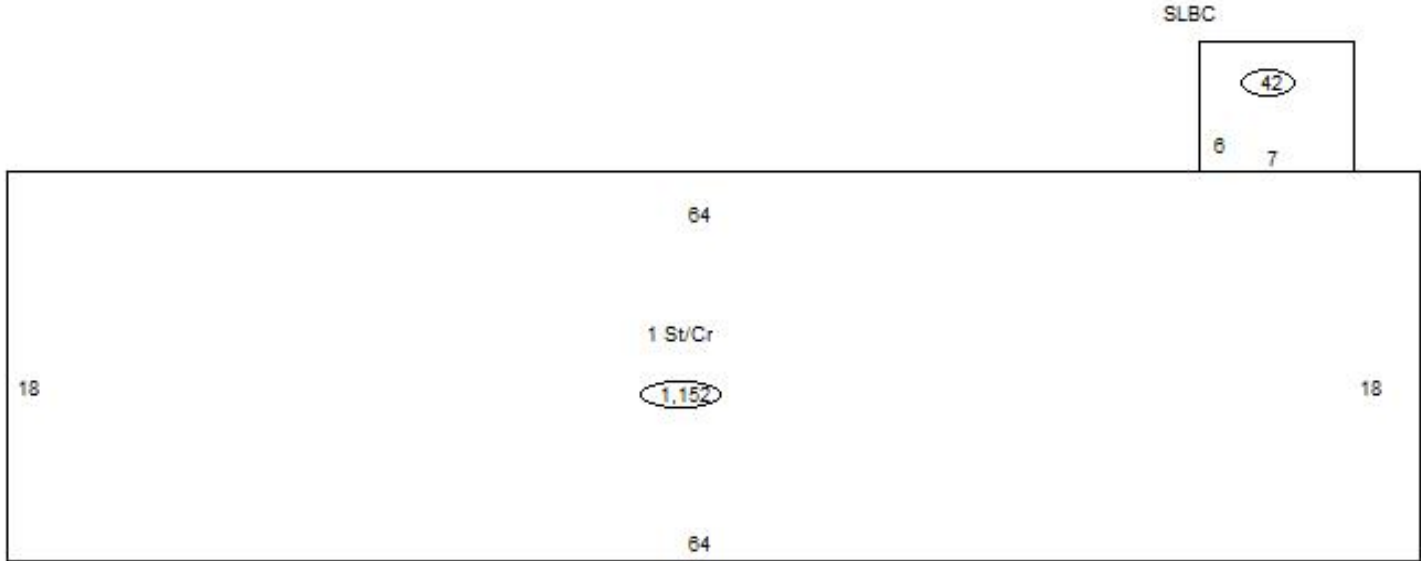
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,152	1.000	1,152
2	M	PRCH		10	SLBC	42	1.000	42
Total Building Area						1,152		1,152



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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	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,020 / 2,820
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,020
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

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	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	278,147
Lot Value	
Indicated Value	278,147
Agland Value	98.63 Per SqFt
Site Improvements	
Total Value	278,147
	98.63 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.42	Total Misc Impr	+ 26,801				
Roofing Adj	+ 3.85	Garage Cost	+ 28,577				
Subfloor Adj	+ -2.44	Total RCN	= 403,112				
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 124,965				
Plumbing Adj	+ 9.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 278,147				
Adj Base Cost	= 123.31	Lot Value	+ 278,147				
Total Area	x 2,820	Indicated Value	= 278,147				
Adjusted Cost	= 347,734	Value Per SqFt	98.63				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	163685		415	415	28.10		11,662
PRCH	SLAB PORCH - COVERED	163686		306	306	28.46		8,709



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			8.838	122	122	1,082	1,082
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			20.370	168	168	3,422	3,422
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			22.122	192	192	4,247	4,247
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			1.455	192	192	279	279
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			3.348	213	213	712	712
VE	VERDIGRIS CLAY LOAM	TMBR	90			.497	162	162	80	80
TMBR Totals						56.630			9,822	9,822
Total Agland						56.630			9,822	9,822