



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660023739 <b>Parcel ID</b> 21N16E-28-3-00000-000-0000 <b>Cadastral ID</b> 28-21-16-00310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 306203 BELL, BRYAN &  AMANDA 23685 S 4150 CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23685 S 4150 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 28 / 21 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (137)\IMG_0026.JPG 1/26/2023</p>				
<b>Legal Description</b> Lat/Long: 36.26953297 -95.61455885									
W 208.71'; S 261' N 726' W2 NW SW					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R212 07 4	R13-NEW 2000 SQ FT SFR	07/2012	01/2013	135,000
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	2219/305	PETERSON FAMILY	01/12/2012	0	4
					1985/622	PETERSON, DON F	10/08/2008	0	4
					1240/329	BAILES, BRADLEY &	06/02/2000	12,500	No
					883/64	PHILLIPS, ELAINE	06/01/1992	20,000	No
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>
Remove Cap	2013	<b>Land Value</b>	45,643	29,863	11%	3,285	<b>Assessed</b>	27,458	2,997.64
Year Frozen	0	<b>Improvements</b>	260,650	219,750		24,173	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-93.00
TIF Project ID	0	<b>Total Value</b>	306,293	249,613		27,458	<b>Total Taxable</b>	26,458	2,905.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660023739	BELL, BRYAN &			21	298,206	1000	25,658	2,818.00
2024	2024-660023739	BELL, BRYAN &			21	313,689	1000	24,881	2,567.00
2023	2023-660023739	BELL, BRYAN &			21	252,284	1000	24,127	2,469.00
2022	2022-660023739	BELL, BRYAN &			21	252,273	1000	23,396	2,417.00
2021	2021-660023739	BELL, BRYAN &			21	215,526	1000	22,685	2,247.00
2020	2020-660023739	BELL, BRYAN &			21	213,810	1000	21,996	2,251.00
2019	2019-660023739	BELL, BRYAN &			21	202,962	1000	21,326	2,205.00
2018	2018-660023739	BELL, BRYAN &			21	206,858	1000	21,755	2,244.00
2017	2017-660023739	BELL, BRYAN &			21	205,082	1000	21,560	2,210.00
2016	2016-660023739	BELL, BRYAN &			21	199,811	1000	20,926	2,187.00
2015	2015-660023739	BELL, BRYAN &			21	193,518	1000	20,287	2,045.00
2014	2014-660023739	BELL, BRYAN &			21	196,791	1000	19,947	2,066.00
2013	2013-660023739	BELL, BRYAN &			21	184,881	1000	19,337	1,980.00



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3814		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	60,173.00 x .76 = 45,643		
Factor Value			
Adjustments	1.0000		
Lot Value	45,643		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,992 / 1,992
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,992
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	268,284	134.68	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	107.58	Total Misc Impr	+ 10,290				
Roofing Adj	+ 4.70	Garage Cost	+ 17,775				
Subfloor Adj	+ -2.19	Total RCN	= 288,061				
Heat/Cool Adj	+ 12.64	Depreciation ( 11%)	- 31,687				
Plumbing Adj	+ 7.79	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 256,374				
Adj Base Cost	= 130.52	Lot Value	+ 45,643				
Total Area	x 1,992	Indicated Value	= 302,017				
Adjusted Cost	= 259,996	Value Per SqFt	151.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	256,374		
Lot Value	45,643		
Indicated Value	302,017	151.61	Per SqFt
Agland Value			
Site Improvements	4,276		
Total Value	306,293	153.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116466	24x12		288	26.03		7,497
PRCH	SLAB PORCH - COVERED	116467	105		105	26.60		2,793



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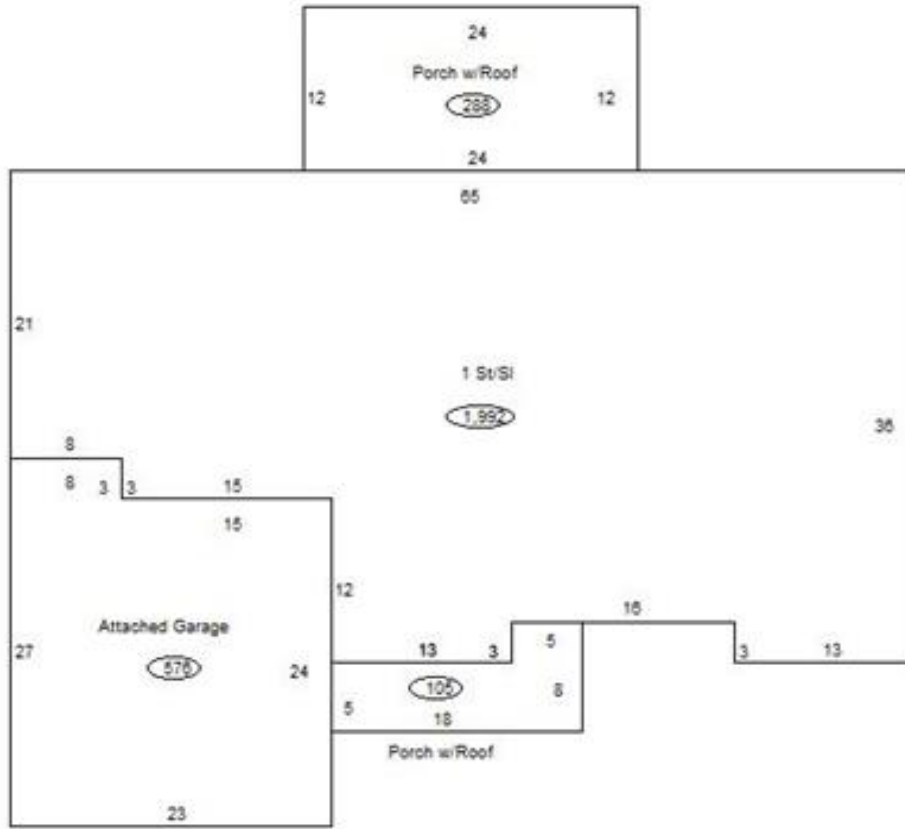
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,992	1.000	1,992
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	288	1.000	288
4	M	PRCH		13	SLBC	105	1.000	105
<b>Total Building Area</b>						1,992		1,992



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	32x32x0			1,024
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.44 x 1,024)	10,691	10,691	6,415	4,276