




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:13:49  
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Assessment Data					Primary Image														
<b>Account</b> 660031480 <b>Parcel ID</b> 000000-00-0-00075-001-0020 <b>Cadastral ID</b> 36-21-15-08100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 261447 BOES, BENTON E  24955 S EASTWOOD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24955 S EASTWOOD DR <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0020 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-16\IMG_0004.JPG 6/16/2022</p>														
<b>Legal Description</b> Lot/Long: 36.25056864 -95.66003374																			
LOT 20 BLOCK 1 BRIDGEPORT 1					<b>Building Permits</b> <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															
<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	999/571	VREELAND, FRANK	08/21/1995	47,500	Yes										
A	Add-Homestead	No	1,000		997/566	HILLCREST PROPERTIES, INC	07/27/1995	7,000	Yes										
<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>	104.132	<b>Current Tax</b>										
Remove Cap	0		Land Value 41,085	26,359	11%	2,899	Assessed	11,619	1,209.91										
Year Frozen	0		Improvements 90,359	79,274		8,720	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		<b>Total Value</b> 131,444	105,633		11,619	<b>Total Taxable</b>	10,619	1,123.00										
<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	2025-660031480	BOES, BENTON E			80	127,938	1000	10,281	1,087.00										
2024	2024-660031480	BOES, BENTON E			80	127,562	1000	9,953	964.00										
2023	2023-660031480	BOES, BENTON E			80	109,245	1000	9,634	920.00										
2022	2022-660031480	BOES, BENTON E			80	109,316	1000	9,324	906.00										
2021	2021-660031480	BOES, BENTON E			80	100,658	1000	9,024	855.00										
2020	2020-660031480	BOES, BENTON E			80	91,493	1000	8,731	829.00										
2019	2019-660031480	BOES, BENTON E			80	86,056	1000	8,449	815.00										
2018	2018-660031480	BOES, BENTON E			80	88,279	1000	8,173	789.00										
2017	2017-660031480	BOES, BENTON E			80	87,640	1000	7,906	766.00										
2016	2016-660031480	BOES, BENTON E			80	85,662	1000	7,647	743.00										
2015	2015-660031480	BOES, BENTON E			80	84,280	2000	6,395	638.00										
2014	2014-660031480	BOES, BENTON E			80	84,882	1000	7,150	664.00										
2013	2013-660031480	BOES, BENTON E			80	84,010	2000	5,913	581.00										



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1585		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,905.00 x 5.95 = 41,085		
Factor Value			
Adjustments	1.0000		
Lot Value	41,085		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	855 / 855
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	855
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	137,720 161.08 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	132,130 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	90,359
Lot Value	41,085
Indicated Value	131,444 153.74 Per SqFt
Agland Value	
Site Improvements	
Total Value	131,444 153.74 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	109.93	Total Misc Impr	+ 3,234
Roofing Adj	+ 5.04	Garage Cost	+ 13,282
Subfloor Adj	+ -1.30	Total RCN	= 129,085
Heat/Cool Adj	+ 11.47	Depreciation ( 30%)	- 38,726
Plumbing Adj	+ 6.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,359
Adj Base Cost	= 131.66	Lot Value	+ 41,085
Total Area	x 855	Indicated Value	= 131,444
Adjusted Cost	= 112,569	Value Per SqFt	153.74

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74767	18x5		90	23.99		2,159
PATO	SLAB PORCH - OPEN	74768	11x9		99	10.86		1,075



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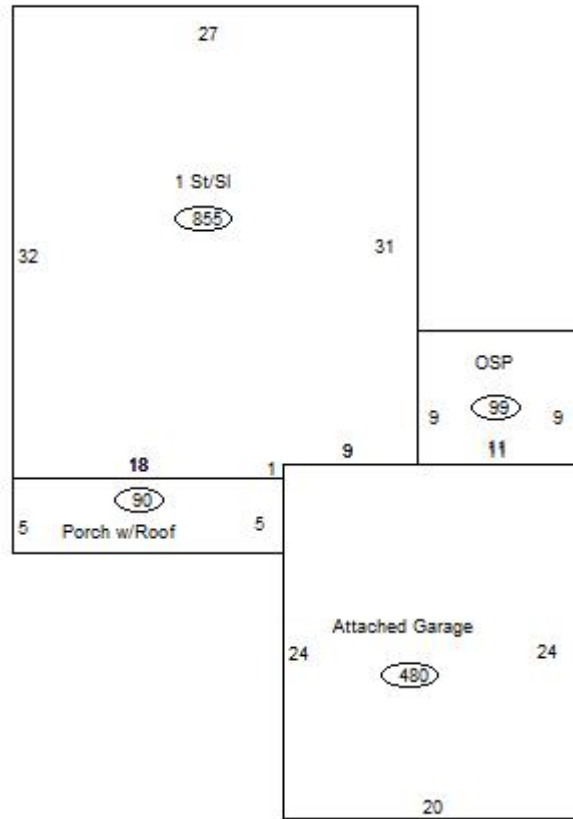
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Sketch Image

660031480



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	855	1.000	855
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	99	1.000	99
<b>Total Building Area</b>						855		855