



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 660031665 Parcel ID 000000-00-0-00561-003-0012 Cadastral ID 36-21-15-10070 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 256688 WILLIS, KENT A & RHONDA E PROTECTION TRUST 24322 S BEULAH COVE CLAREMORE OK 74019-0000 Parcel Location Situs 24322 BEULAH CV Subdivision ORCHARD HILL ESTATES II Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-17\IMG_0074.JPG 8/17/2022</p>														
Legal Description Lat/Long: 36.25971520 -95.65352215																			
LOT 12 BLOCK 3 ORCHARD HILL ESTATES SECOND					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										
HV	Veteran	Yes	999,999	25,192	924/86	HENDRICKS, RICHARD M	08/02/1993	120,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	50,386	46,859	11%	5,154	Assessed	25,192	2,623.29										
Year Frozen	0	Improvements	196,851	182,167		20,038	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	25,192	-2,201.00										
TIF Project ID	0	Total Value	247,237	229,026		25,192	Total Taxable	0	422.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031665	WILLIS, KENT A & RHONDA E			80	240,872	24458		409.00										
2024	2024-660031665	WILLIS, KENT A & RHONDA E			80	271,607	1000	22,747	2,191.00										
2023	2023-660031665	WILLIS, KENT A & RHONDA E			80	212,324	1000	22,055	2,093.00										
2022	2022-660031665	WILLIS, KENT A & RHONDA E			80	203,489	1000	21,384	2,066.00										
2021	2021-660031665	WILLIS, KENT A &			80	217,578	1000	21,034	1,979.00										
2020	2020-660031665	WILLIS, KENT A &			80	214,213	1000	20,392	1,922.00										
2019	2019-660031665	WILLIS, KENT A &			80	206,288	1000	19,770	1,893.00										
2018	2018-660031665	WILLIS, KENT A &			80	211,972	1000	19,165	1,837.00										
2017	2017-660031665	WILLIS, KENT A &			80	210,251	1000	18,578	1,786.00										
2016	2016-660031665	WILLIS, KENT A &			80	205,212	1000	18,007	1,736.00										
2015	2015-660031665	WILLIS, KENT A &			80	199,066	1000	17,454	1,696.00										
2014	2014-660031665	WILLIS, KENT A &			80	197,990	1000	16,916	1,557.00										
2013	2013-660031665	WILLIS, KENT A &			80	188,219	1000	16,395	1,562.00										



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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0014 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,621.00 x 1.16 = 50,386 Factor Value Adjustments 1.0000 Lot Value 50,386		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,482 / 2,702
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,482
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

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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	275,167	101.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	292,760		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.35	Total Misc Impr	+ 14,887				
Roofing Adj	+ 2.84	Garage Cost	+ 17,853				
Subfloor Adj	+ -1.33	Total RCN	= 348,820				
Heat/Cool Adj	+ 13.15	Depreciation (45%)	- 156,969				
Plumbing Adj	+ 5.98	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 191,851				
Adj Base Cost	= 116.98	Lot Value	+ 50,386				
Total Area	x 2,702	Indicated Value	= 242,237				
Adjusted Cost	= 316,080	Value Per SqFt	89.65				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,851		
Lot Value	50,386		
Indicated Value	242,237	89.65	Per SqFt
Agland Value			
Site Improvements	5,000		
Total Value	247,237	91.50	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	5,840.02		5,840
PRCH	SLAB PORCH - COVERED	75452	19x6		114	27.63		3,150
PRCH	SLAB PORCH - COVERED	75453	216		216	27.30		5,897



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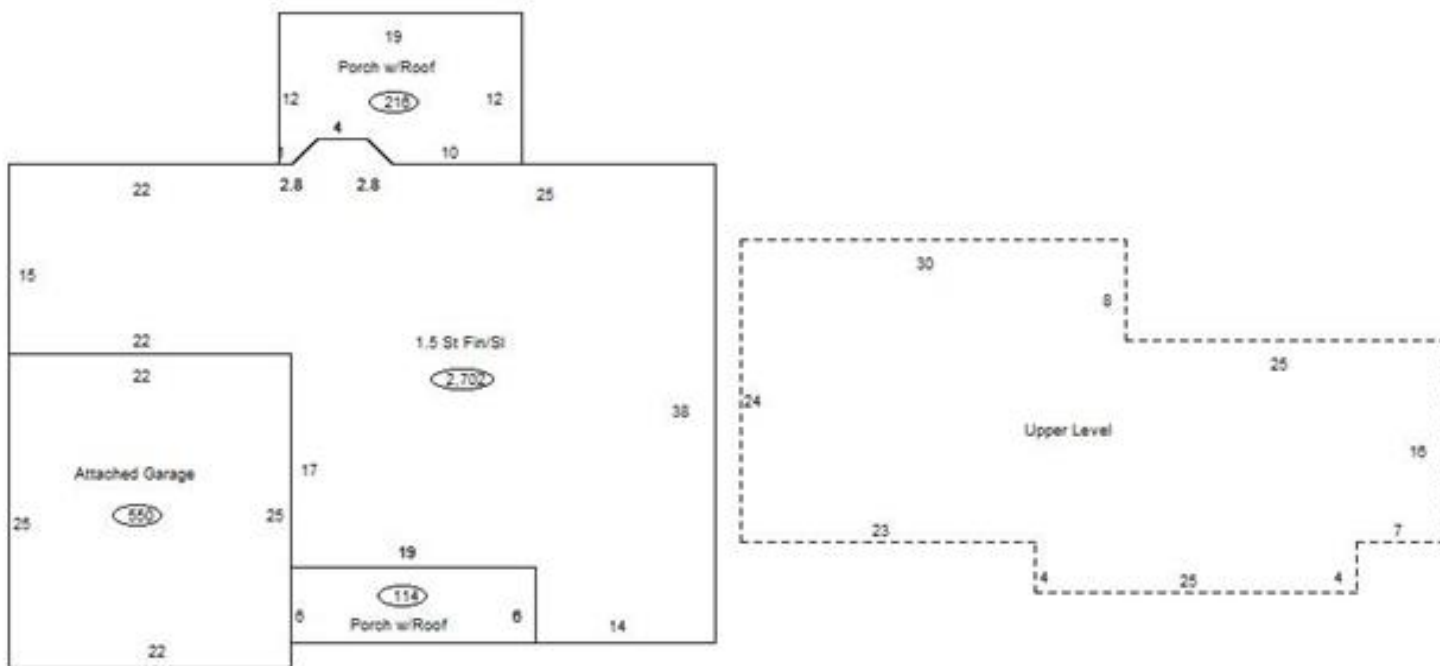
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,482	1.823	2,702
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	114	1.000	114
4	M	PRCH		13	SLBC	216	1.000	216
5	U	^UL	Overhang	13	Upper Level	1,220	1.000	1,220
Total Building Area						1,482		2,702



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (80% Phys/ % Func) 20,000	RCNLD 5,000
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD