



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 660068867 Parcel ID 000000-00-0-00422-001-0013 Cadastral ID 25-21-15-01920 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 304944 BEAL, DAVID SEAN & JULIE RENEE-TRUSTEES 9900 E 510 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09900 E 510 RD Subdivision KY LAKE EST AMD Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1007 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-19\IMG_0023.JPG 8/22/2022</p>														
Legal Description Lat/Long: 36.27778981 -95.65405735																			
LOT 13 BLOCK 1 KY LAKE ESTATES					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	2550/117	BEAL, DAVID S &	05/16/2016	0	4										
					2175/109	NATIONAL RES NOMINEE SERV-INC	05/23/2011	258,000	YES										
					2175/107	HENSLEY, GARY W	10/08/2010	283,500											
					1567/72	HISEL, RANDAL R & SUSAN K	02/20/2004	232,000	YES										
					1251/699	REEVES, MICHAEL	10/06/2000	25,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	61,061	36,175	11%	3,979	Assessed	31,314	3,260.78										
Year Frozen	0	Improvements	263,186	248,497		27,335	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0	Total Value	324,247	284,672		31,314	Total Taxable	30,314	3,174.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660068867	BEAL, DAVID SEAN &			80	320,587	1000	29,402	3,078.00										
2024	2024-660068867	BEAL, DAVID SEAN &			80	336,339	1000	28,517	2,744.00										
2023	2023-660068867	BEAL, DAVID SEAN &			80	260,518	1000	27,657	2,621.00										
2022	2022-660068867	BEAL, DAVID SEAN &			80	263,371	1000	27,072	2,612.00										
2021	2021-660068867	BEAL, DAVID SEAN &			80	247,771	1000	26,255	2,468.00										
2020	2020-660068867	BEAL, DAVID SEAN &			80	243,654	1000	25,514	2,403.00										
2019	2019-660068867	BEAL, DAVID SEAN &			80	234,013	1000	24,741	2,367.00										
2018	2018-660068867	BEAL, DAVID SEAN &			80	239,288	1000	25,311	2,422.00										
2017	2017-660068867	BEAL, DAVID SEAN &			80	237,312	1000	24,544	2,355.00										
2016	2016-660068867	BEAL, DAVID SEAN &			80	225,459	1000	23,800	2,291.00										
2015	2015-660068867	BEAL, DAVID S &			80	225,113	1000	23,762	2,305.00										
2014	2014-660068867	BEAL, DAVID S &			80	245,000	1000	25,950	2,382.00										
2013	2013-660068867	BEAL, DAVID S &			80	245,000	1000	25,950	2,468.00										



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Lot Data		Square-Foot - NBHD 1007 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4913		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	64,959.00 x .94 = 61,061		
Factor Value			
Adjustments	1.0000		
Lot Value	61,061		



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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	2,073 / 2,479
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,073
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	312,580 126.09 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	259,997
Lot Value	61,061
Indicated Value	321,058 129.51 Per SqFt
Agland Value	
Site Improvements	3,189
Total Value	324,247 130.80 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.06	Total Misc Impr	+	20,559
Roofing Adj	+ 3.89	Garage Cost	+	25,739
Subfloor Adj	+ -1.83	Total RCN	=	343,059
Heat/Cool Adj	+ 12.64	Depreciation (37%)	-	126,932
Plumbing Adj	+ 8.95	Lump Sums	+	43,870
Basement Adj	+ 0.00	RCNLD	=	259,997
Adj Base Cost	= 119.71	Lot Value	+	61,061
Total Area	x 2,479	Indicated Value	=	321,058
Adjusted Cost	= 296,761	Value Per SqFt		129.51

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	83829	14x6		84	26.66		2,239
GRDT	GARAGE - DETACHED	83830	1500		1,500	27.24		40,860
PRCH	SLAB PORCH - COVERED	83831	25x8		200	26.30		5,260
PRCH	SLAB PORCH - COVERED	83832	26x11		286	26.03		7,445
WODO	WOOD DECK - OPEN	83833	274		274	18.31	40%	3,010



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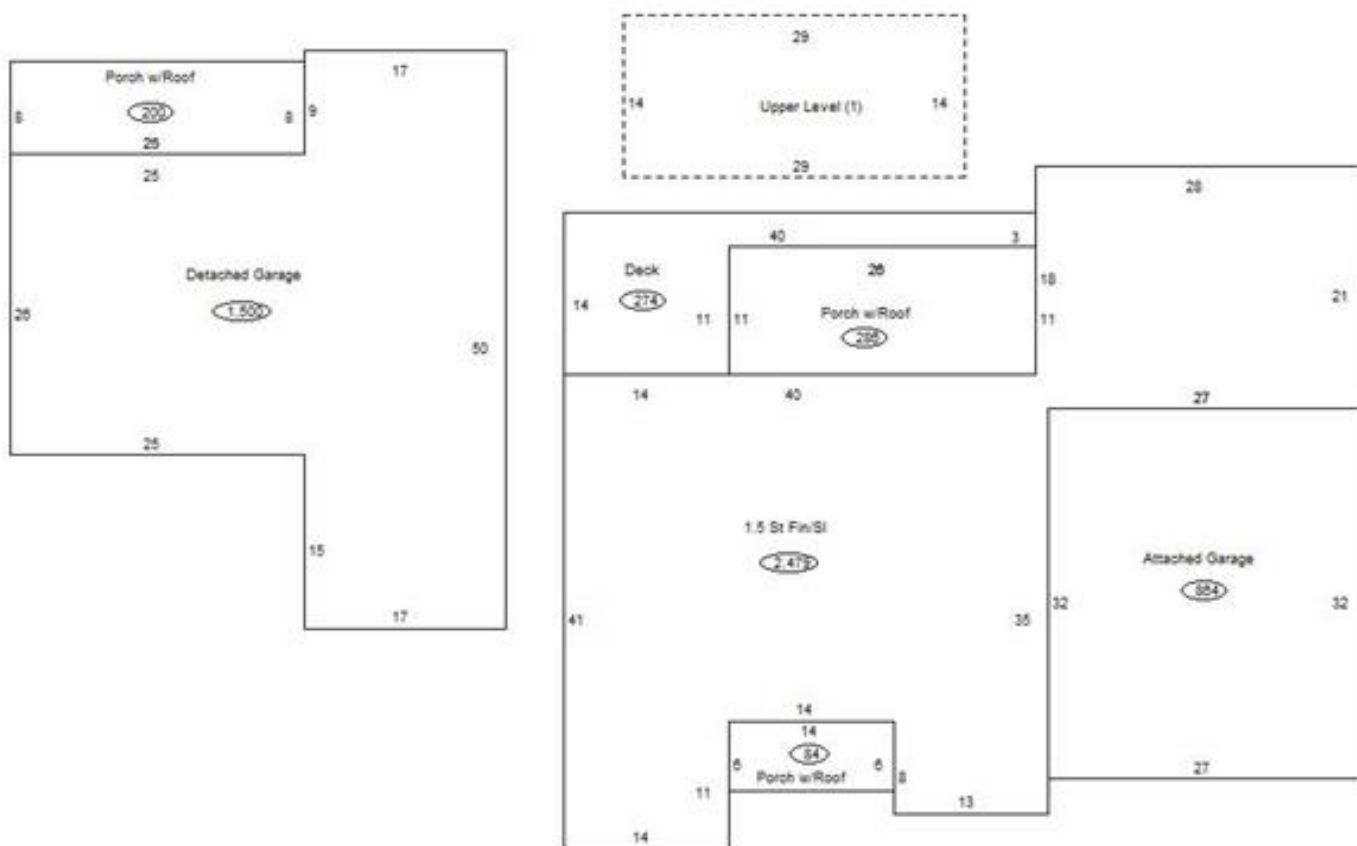
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Sketch Image

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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	2,073	1.196	2,479
2	G	1	Slab	13	Attached Garage	864	1.000	864
3	M	PRCH		13	SLBC	84	1.000	84
4	G	2		13	Detached Garage	1,500	1.000	1,500
5	M	PRCH		13	SLBC	200	1.000	200
6	M	PRCH		13	SLBC	286	1.000	286
7	M	WODO		13	WODO	274	1.000	274
8	U	^UL		13	Upper Level (1)	406	1.000	406
Total Building Area						2,073		2,479



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	13x25x0			325
	Qual 3	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (10.33 x 325)		3,357		3,357 168		3,189