



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:44:57  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096299 <b>Parcel ID</b> 21N16E-30-2-10550-002-0015 <b>Cadastral ID</b> 30-21-16-11590 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 342367 BAKER, JUSTIN  23134 S BESSIE BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23134 S BESSIE BLVD <b>Subdivision</b> KING RIDGE <b>Lot/Block</b> 0015 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.27673468 -95.64655854 KING RIDGE BLOCK 2 LOT 15																																																																																																																	
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Date 04/18/2026  
 Time 08:44:58  
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.179		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,800.00 x 5.69 = 44,400		
Factor Value			
Adjustments	0.9000		
Lot Value	39,960		



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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	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,353 / 1,353
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,353
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	186,426 137.79 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	185,990 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	171,994
Lot Value	39,960
Indicated Value	211,954 156.65 Per SqFt
Agland Value	
Site Improvements	
Total Value	211,954 156.65 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	105.54	Total Misc Impr	+	2,836
Roofing Adj	+ 4.63	Garage Cost	+	11,256
Subfloor Adj	+ -1.22	Total RCN	=	191,105
Heat/Cool Adj	+ 11.47	Depreciation ( 10%)	-	19,111
Plumbing Adj	+ 10.41	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	171,994
Adj Base Cost	= 130.83	Lot Value	+	39,960
Total Area	x 1,353	Indicated Value	=	211,954
Adjusted Cost	= 177,013	Value Per SqFt		156.65

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119774	6x5		30	24.17		725
PRCH	SLAB PORCH - COVERED	119775	11x8		88	23.99		2,111



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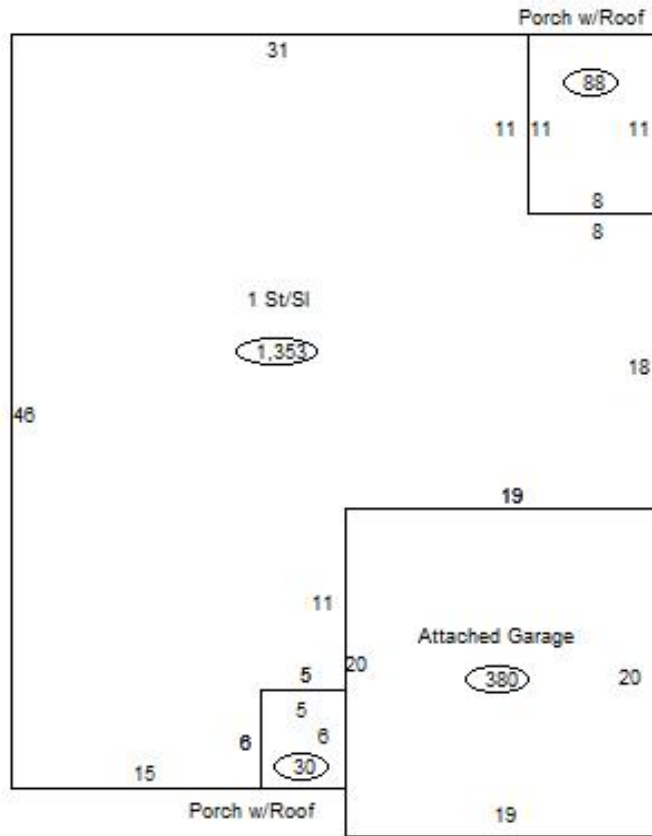
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Page 3

### Sketch Image

660096299



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,353	1.000	1,353
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	88	1.000	88
<b>Total Building Area</b>						<b>1,353</b>		<b>1,353</b>