



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:45:03
Page 1

Assessment Data					Primary Image				
Account	660096302								
Parcel ID	21N16E-30-2-10550-002-0018								
Cadastral ID	30-21-16-11620								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	338727								
BRODIE, KATHERINE S & JANINA MAIA ASHWORTH									
23092 BESSIE BLVD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23092 S BESSIE BLVD								
Subdivision	KING RIDGE								
Lot/Block	0018 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27724407 -95.64637752									
Building Permits									
KING RIDGE BLOCK 2 LOT 18									
Number	Description	Opened	Closed	Amount					
R14-35	R15-NEW 1423 SQ FT SFR	08/2014	12/2014	90,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
PD	Add-Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WILLIAMS, JIMMY RAY SR &	06/15/2022	229,000	YES					
2514/631	WILLIAMS, JIMMY R	12/01/2015	0	4					
2475/439	RC VERDIGRIS LLC	05/22/2015	145,500	YES					
2395/704	RC VERDIGRIS LAND, LLC	04/02/2014	936,000	5					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2023	Land Value	48,840	48,840	11%	5,372	Assessed	25,850 2,822.09	
Year Frozen	2026	Improvements	186,781	186,166		20,478	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000 -185.00	
TIF Project ID	0	Total Value	235,621	235,006		25,850	Total Taxable	23,850 2,637.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096302	BRODIE, KATHERINE S &	85	228,162	1000	24,097	2,647.00		
2024	2024-660096302	BRODIE, KATHERINE S &	85	229,000	0	25,190	2,588.00		
2023	2023-660096302	BRODIE, KATHERINE S &	85	229,000	0	25,190	2,567.00		
2022	2022-660096302	BRODIE, KATHERINE S &	85	196,200	1000	16,693	1,727.00		
2021	2021-660096302	WILLIAMS, JIMMY RAY SR &	85	156,162	1000	16,178	1,606.00		
2020	2020-660096302	WILLIAMS, JIMMY RAY SR &	85	155,010	1000	15,680	1,608.00		
2019	2019-660096302	WILLIAMS, JIMMY RAY SR &	85	147,222	1000	15,194	1,574.00		
2018	2018-660096302	WILLIAMS, JIMMY RAY SR &	85	144,641	1000	14,911	1,542.00		
2017	2017-660096302	WILLIAMS, JIMMY RAY SR &	85	143,363	1000	14,770	1,517.00		
2016	2016-660096302	WILLIAMS, JIMMY RAY SR &	85	144,461	1000	14,891	1,560.00		
2015	2015-660096302	WILLIAMS, JIMMY R	85	49,349	0	3,161	318.00		
2014	2014-660096302	RC VERDIGRIS LLC	85	4,186	0	460	48.00		



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 Time 08:45:03
 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	1.1000		
Lot Value	48,840		



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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	40% Frame, Siding, Vinyl 60% Veneer, Masonry
Base/Total Area	1,529 / 1,529
Style	100% One Story
HVAC	% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,529
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	197,223 128.99 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	202,380 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	186,781
Lot Value	48,840
Indicated Value	235,621 154.10 Per SqFt
Agland Value	
Site Improvements	
Total Value	235,621 154.10 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.68	Total Misc Impr	+	2,570
Roofing Adj	+ 4.49	Garage Cost	+	11,256
Subfloor Adj	+ -1.15	Total RCN	=	207,535
Heat/Cool Adj	+ 11.47	Depreciation (10%)	-	20,754
Plumbing Adj	+ 9.20	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	186,781
Adj Base Cost	= 126.69	Lot Value	+	48,840
Total Area	x 1,529	Indicated Value	=	235,621
Adjusted Cost	= 193,709	Value Per SqFt		154.10

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122359	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	122360	13x7		91	23.98		2,182



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 Page 3

Sketch Image

660096302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,529	1.000	1,529
2	M	PRCH		13	SLBC	16	1.000	16
3	M	PRCH		13	SLBC	91	1.000	91
4	G	1		13	Attached Garage	380	1.000	380
Total Building Area						1,529		1,529