



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:45:05
Page 1

Assessment Data					Primary Image														
Account 660096303 Parcel ID 21N16E-30-2-10550-002-0019 Cadastral ID 30-21-16-11630 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 315569 CARTER, BRENDA F 23078 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23078 S BESSIE BLVD Subdivision KING RIDGE Lot/Block 0019 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0052.JPG 4/3/2023</p>														
Legal Description Lat/Long: 36.27743276 -95.64643754																			
KING RIDGE BLOCK 2 LOT 19					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>R15-02</td> <td>R16-NEW 1591 SQ FT SFR</td> <td>02/2015</td> <td>04/2015</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R15-02	R16-NEW 1591 SQ FT SFR	02/2015	04/2015	90,000
Number	Description	Opened	Closed	Amount															
R15-02	R16-NEW 1591 SQ FT SFR	02/2015	04/2015	90,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2483/48	RC VERDIGRIS LLC	06/29/2015	133,000	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	2016		Land Value 44,400	21,619	11%	2,378	Assessed	17,547	1,915.64										
Year Frozen	0		Improvements 152,967	137,897		15,169	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 197,367	159,516		17,547	Total Taxable	16,547	1,823.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660096303	CARTER, BRENDA F			85	192,944	1000	16,036	1,767.00										
2024	2024-660096303	CARTER, BRENDA F			85	182,662	1000	15,540	1,606.00										
2023	2023-660096303	CARTER, BRENDA F			85	163,373	1000	15,058	1,544.00										
2022	2022-660096303	CARTER, BRENDA F			85	164,900	1000	14,590	1,512.00										
2021	2021-660096303	CARTER, BRENDA F			85	138,618	1000	14,136	1,404.00										
2020	2020-660096303	CARTER, BRENDA F			85	136,406	1000	13,695	1,405.00										
2019	2019-660096303	CARTER, BRENDA F			85	129,704	1000	13,267	1,376.00										
2018	2018-660096303	CARTER, BRENDA F			85	128,030	1000	13,083	1,354.00										
2017	2017-660096303	CARTER, BRENDA F			85	126,924	1000	12,962	1,333.00										
2016	2016-660096303	CARTER, BRENDA F			85	128,568	1000	13,142	1,378.00										
2015	2015-660096303	CARTER, BRENDA F			85	25,000	0	483	48.00										
2014	2014-660096303	RC VERDIGRIS LLC			85	4,186	0	460	48.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:45:05
 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	1.0000		
Lot Value	44,400		



\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0052.JPG 4/3/2023

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	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,148
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	177,537 154.65 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	160,340 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	152,967
Lot Value	44,400
Indicated Value	197,367 171.92 Per SqFt
Agland Value	
Site Improvements	
Total Value	197,367 171.92 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.78	Total Misc Impr	+	1,427
Roofing Adj	+ 4.73	Garage Cost	+	11,700
Subfloor Adj	+ -1.25	Total RCN	=	168,096
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	15,129
Plumbing Adj	+ 12.26	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	152,967
Adj Base Cost	= 134.99	Lot Value	+	44,400
Total Area	x 1,148	Indicated Value	=	197,367
Adjusted Cost	= 154,969	Value Per SqFt		171.92

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	122929	4x4		16	10.86		174
PRCH	SLAB PORCH - COVERED	122930	13x4		52	24.10		1,253



Rogers

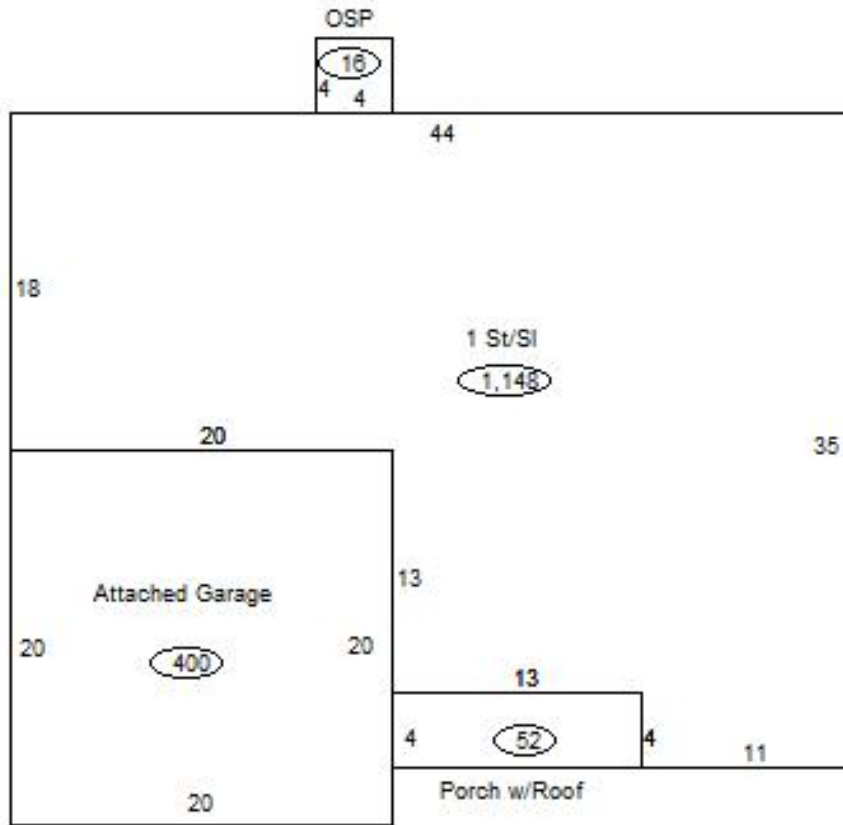
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:45:05
 Page 3

Sketch Image

660096303



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,148	1.000	1,148
2	G	1		13	Attached Garage	400	1.000	400
3	M	PATO		13	Open Slab	16	1.000	16
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,148		1,148