



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:45:09
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096305 Parcel ID 21N16E-30-2-10550-002-0021 Cadastral ID 30-21-16-11650 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 335284 PEREZ, JUAN MIGUEL & CRISTINA 23050 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23050 S BESSIE BLVD Subdivision KING RIDGE Lot/Block 0021 / 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: 36.27773598 -95.64626792																																																																																																																	
KING RIDGE BLOCK 2 LOT 21					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>R21 62</td> <td>R22 NEW 1559 SQ FT SFR</td> <td>05/2021</td> <td>08/2021</td> <td>120,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 62	R22 NEW 1559 SQ FT SFR	05/2021	08/2021	120,000																																																																																														
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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		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,530 / 1,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,530
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	214,887	140.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	185,730		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.32	Total Misc Impr	+ 2,509
Roofing Adj	+ 4.49	Garage Cost	+ 14,664
Subfloor Adj	+ -1.15	Total RCN	= 205,868
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 8,235
Plumbing Adj	+ 9.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 197,633
Adj Base Cost	= 123.33	Lot Value	+ 44,400
Total Area	x 1,530	Indicated Value	= 242,033
Adjusted Cost	= 188,695	Value Per SqFt	158.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,633		
Lot Value	44,400		
Indicated Value	242,033	158.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,033	158.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151358	60		60	24.08		1,445
PATO	Slab Porch - Open	151359	14x7		98	10.86		1,064



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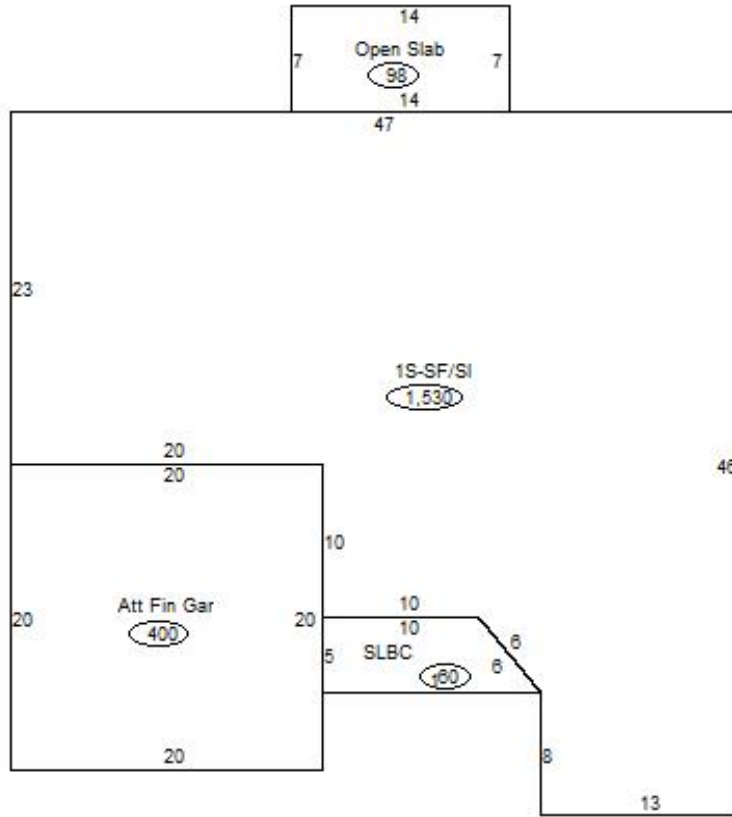
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Sketch Image

660096305



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,530	1.000	1,530
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	98	1.000	98
Total Building Area						1,530		1,530