



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:45:11
 Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096306 Parcel ID 21N16E-30-2-10550-002-0022 Cadastral ID 30-21-16-11660 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 335593 WATSON, COLT ALLAN & MELISSA MARIE 23036 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23036 S BESSIE BLVD Subdivision KING RIDGE Lot/Block 0022 / 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: 36.27790919 -95.64624068																																																																																																																	
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
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	0.9500	
Lot Value	42,180	

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	1,423 / 1,423
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,423
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	
Adusted R	0.8445		
Indicated Value	192,508	135.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	173,970		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.98	Total Misc Impr	+ 1,412				
Roofing Adj	+ 4.48	Garage Cost	+ 11,700				
Subfloor Adj	+ -1.20	Total RCN	= 193,292				
Heat/Cool Adj	+ 11.47	Depreciation (10%)	- 19,329				
Plumbing Adj	+ 9.89	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 173,963				
Adj Base Cost	= 126.62	Lot Value	+ 42,180				
Total Area	x 1,423	Indicated Value	= 216,143				
Adjusted Cost	= 180,180	Value Per SqFt	151.89				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,963		
Lot Value	42,180		
Indicated Value	216,143	151.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,143	151.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119766	15x3		45	24.13		1,086
PATO	SLAB PORCH - OPEN	119767	6x5		30	10.86		326



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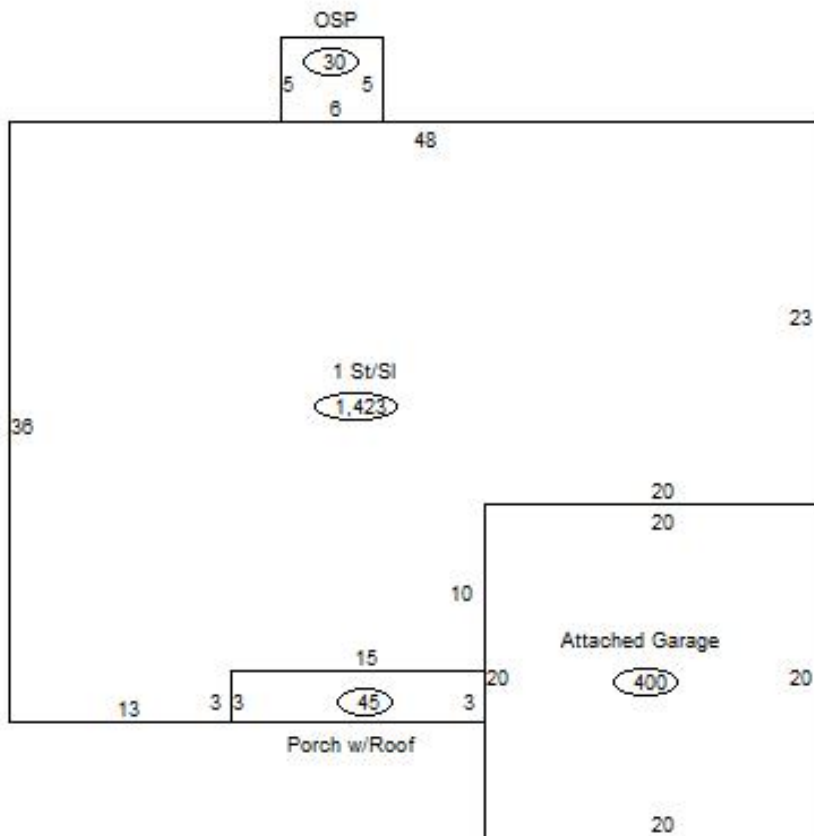
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Sketch Image

660096306



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,423	1.000	1,423
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PATO		13	Open Slab	30	1.000	30
Total Building Area						1,423		1,423