




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
Account	660096307				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0063.JPG 3/23/2023</p>																													
Parcel ID	21N16E-30-2-10550-002-0023																																	
Cadastral ID	30-21-16-11670																																	
Property Type	REAL - Real Property																																	
Property Class	URP	VI Area 1																																
Tax Area	85 - CLRM SD-VERD TOWN/FIRE																																	
Name ID	335136																																	
REED, RACHELLE LOUISE																																		
23012 S BESSIE BLVD CLAREMORE OK 74019-0000																																		
Parcel Location																																		
Situs	S BESSIE BLVD																																	
Subdivision	KING RIDGE																																	
Lot/Block	0023 / 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: 36.27819960 -95.64651048																																		
KING RIDGE BLOCK 2 LOT 23																																		
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 59</td> <td>R22- NEW 1480 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 59	R22- NEW 1480 SQ FT SFR	05/2021	08/2021	120,000																				
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R21 59	R22- NEW 1480 SQ FT SFR	05/2021	08/2021	120,000																														
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Parcel Valuation																																		
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																										
Remove Cap	2022	Land Value	48,823	32,961	11%	3,626	Assessed	23,621	2,578.75																									
Year Frozen	0	Improvements	197,732	181,777		19,995	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	246,555	214,738		23,621	Total Taxable	23,621	2,579.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-660096307	REED, RACHELLE LOUISE	85	240,415	0	22,496	2,456.00																											
2024	2024-660096307	REED, RACHELLE LOUISE	85	235,442	0	21,426	2,201.00																											
2023	2023-660096307	REED, RACHELLE LOUISE	85	185,500	0	20,405	2,079.00																											
2022	2022-660096307	REED, RACHELLE LOUISE	85	185,500	0	20,405	2,099.00																											
2021	2021-660096307	REED, RACHELLE LOUISE	85	20,000	0	648	64.00																											
2020	2020-660096307	RC VERDIGRIS LLC	85	20,000	0	617	62.00																											
2019	2019-660096307	RC VERDIGRIS LLC	85	20,000	0	587	60.00																											
2018	2018-660096307	RC VERDIGRIS LLC	85	15,000	0	559	58.00																											
2017	2017-660096307	RC VERDIGRIS LLC	85	15,000	0	533	54.00																											
2016	2016-660096307	RC VERDIGRIS LLC	85	20,000	0	508	53.00																											
2015	2015-660096307	RC VERDIGRIS LLC	85	25,000	0	483	48.00																											
2014	2014-660096307	RC VERDIGRIS LLC	85	4,186	0	460	48.00																											



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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	0.231				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	10,066.00 x 4.85 = 48,823				
Factor Value					
Adjustments	1.0000				
Lot Value	48,823				

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	1,518 / 1,518
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,518
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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	215,938	142.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	185,410		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.48	Total Misc Impr	+ 3,226
Roofing Adj	+ 4.50	Garage Cost	+ 15,166
Subfloor Adj	+ -1.15	Total RCN	= 205,971
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 8,239
Plumbing Adj	+ 9.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 197,732
Adj Base Cost	= 123.57	Lot Value	+ 48,823
Total Area	x 1,518	Indicated Value	= 246,555
Adjusted Cost	= 187,579	Value Per SqFt	162.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,732		
Lot Value	48,823		
Indicated Value	246,555	162.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,555	162.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151361	13x8		104	23.94		2,490
PRCH	Slab Porch - Covered	151363	4x4		16	24.22		388
PATO	Slab Porch - Open	151364	8x4		32	10.86		348



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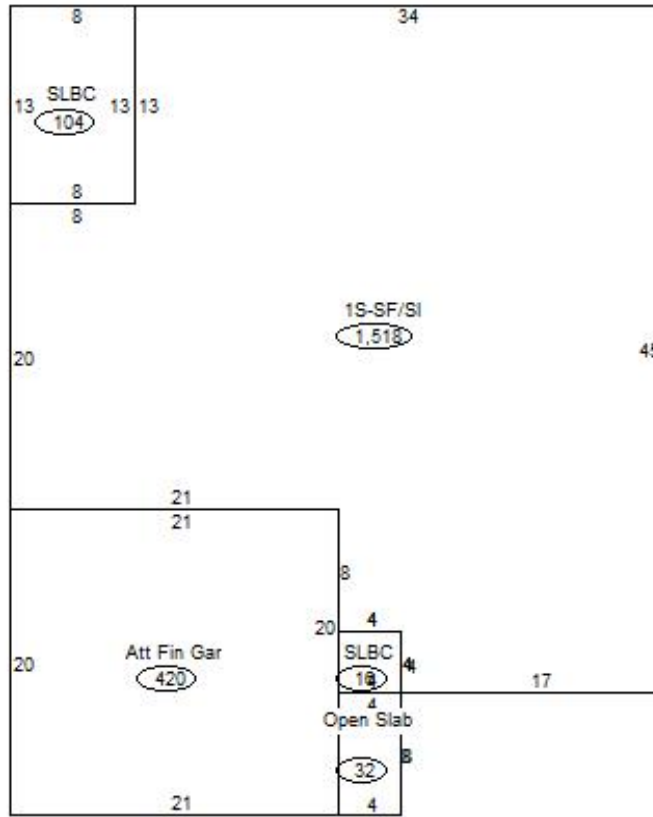
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Sketch Image

660096307



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,518	1.000	1,518
2	M	PRCH		13	SLBC	104	1.000	104
3	G	5		13	Att Fin Gar	420	1.000	420
4	M	PRCH		13	SLBC	16	1.000	16
5	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,518		1,518