



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 660096309 Parcel ID 21N16E-30-2-10550-003-0002 Cadastral ID 30-21-16-11690 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 344083 FRANKLIN, ELIZA 23027 BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23027 S BESSIE BLVD Subdivision KING RIDGE Lot/Block 0002 / 0003 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_0063.JPG 4/3/2023</p>					
Legal Description Lat/Long: 36.27794427 -95.64577705										
KING RIDGE BLOCK 3 LOT 2					Building Permits					
					Number	Description	Opened	Closed	Amount	
					R21 61	R22 NEW 1480 SQ FT SFR	05/2021	08/2021	120,000	
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	Yes	1,000	1,000	/	ARNOLD, TREVOR W &	04/09/2024	231,000	YES	
H	Homestead	No	1,000		/	RAUSCH COLEMAN HOMES OF TULSA/	08/05/2021	186,000	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	2025		Land Value	44,400	44,400	11%	4,884	Assessed	26,635	2,907.79
Year Frozen	0		Improvements	197,732	197,732		21,751	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0		Total Value	242,132	242,132		26,635	Total Taxable	25,635	2,816.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660096309	FRANKLIN, ELIZA			85	235,992	1000	24,959	2,742.00	
2024	2024-660096309	FRANKLIN, ELIZA			85	228,712	1000	20,074	2,072.00	
2023	2023-660096309	ARNOLD, TREVOR W &			85	186,000	1000	19,460	1,994.00	
2022	2022-660096309	ARNOLD, TREVOR W &			85	186,000	1000	19,460	2,012.00	
2021	2021-660096309	ARNOLD, TREVOR W &			85	20,000	0	648	64.00	
2020	2020-660096309	RC VERDIGRIS LLC			85	20,000	0	617	62.00	
2019	2019-660096309	RC VERDIGRIS LLC			85	20,000	0	587	60.00	
2018	2018-660096309	RC VERDIGRIS LLC			85	15,000	0	559	58.00	
2017	2017-660096309	RC VERDIGRIS LLC			85	15,000	0	533	54.00	
2016	2016-660096309	RC VERDIGRIS LLC			85	20,000	0	508	53.00	
2015	2015-660096309	RC VERDIGRIS LLC			85	25,000	0	483	48.00	
2014	2014-660096309	RC VERDIGRIS LLC			85	4,186	0	460	48.00	



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Lot Data		Square-Foot - NBHD 1166 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres		
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	1,518 / 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	+ 44,400
Total Area	x 1,518	Indicated Value	= 242,132
Adjusted Cost	= 187,579	Value Per SqFt	159.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,732		
Lot Value	44,400		
Indicated Value	242,132	159.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,132	159.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151352	13x8		104	23.94		2,490
PRCH	Slab Porch - Covered	151354	4x4		16	24.22		388
PATO	Slab Porch - Open	151355	8x4		32	10.86		348



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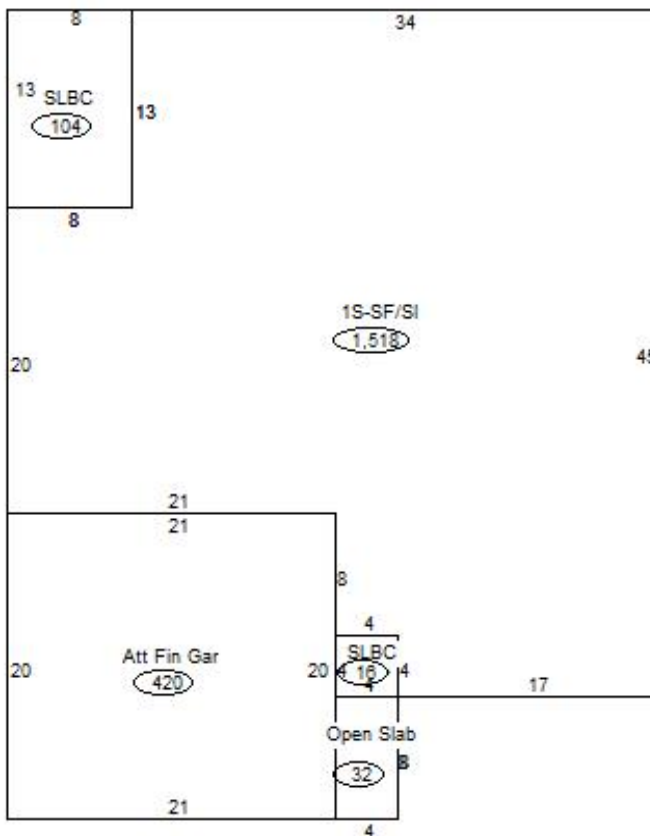
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Sketch Image

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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