



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660096310 <b>Parcel ID</b> 21N16E-30-2-10550-003-0003 <b>Cadastral ID</b> 30-21-16-11700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 316861 THIELEN, NEIL R & JOANNE G  23041 S BESSIE BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23041 S BESSIE BLVD <b>Subdivision</b> KING RIDGE <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0057.JPG 3/23/2023</p>														
<b>Legal Description</b> Lat/Long: 36.27773031 -95.64567696																			
KING RIDGE BLOCK 3 LOT 3					<b>Building Permits</b> <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>R15-28</td> <td>R16-NEW 1470 SQ FT SFR</td> <td>07/2015</td> <td>12/2015</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R15-28	R16-NEW 1470 SQ FT SFR	07/2015	12/2015	90,000
Number	Description	Opened	Closed	Amount															
R15-28	R16-NEW 1470 SQ FT SFR	07/2015	12/2015	90,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2511/25	RC VERDIGRIS LLC	10/29/2015	153,500	YES										
					2395/704	RC VERDIGRIS LAND, LLC	04/02/2014	936,000	5										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
<b>Remove Cap</b>	2016	<b>Land Value</b>	44,400	32,114	11%	3,533	<b>Assessed</b>	18,346	2,002.87										
<b>Year Frozen</b>	2022	<b>Improvements</b>	186,185	134,668		14,813	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	230,585	166,782		18,346	<b>Total Taxable</b>	17,346	1,911.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660096310	THIELEN, NEIL R & JOANNE G			85	225,089	1000	17,346	1,910.00										
2024	2024-660096310	THIELEN, NEIL R & JOANNE G			85	217,017	1000	17,346	1,792.00										
2023	2023-660096310	THIELEN, NEIL R & JOANNE G			85	193,936	1000	17,346	1,778.00										
2022	2022-660096310	THIELEN, NEIL R & JOANNE G			85	195,779	1000	17,346	1,795.00										
2021	2021-660096310	THIELEN, NEIL R & JOANNE G			85	163,409	1000	16,812	1,667.00										
2020	2020-660096310	THIELEN, NEIL R & JOANNE G			85	160,749	1000	16,293	1,670.00										
2019	2019-660096310	THIELEN, NEIL R & JOANNE G			85	152,631	1000	15,789	1,635.00										
2018	2018-660096310	THIELEN, NEIL R & JOANNE G			85	151,562	1000	15,672	1,620.00										
2017	2017-660096310	THIELEN, NEIL R & JOANNE G			85	150,210	1000	15,523	1,594.00										
2016	2016-660096310	THIELEN, NEIL R & JOANNE G			85	151,161	1000	15,628	1,636.00										
2015	2015-660096310	RC VERDIGRIS LLC			85	25,000	0	483	48.00										
2014	2014-660096310	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		
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,529 / 1,529
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,529
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	199,122	130.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	194,740		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,185		
Lot Value	44,400		
Indicated Value	230,585	150.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,585	150.81	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.76	Total Misc Impr	+	2,570			
Roofing Adj	+ 4.49	Garage Cost	+	11,256			
Subfloor Adj	+ -1.15	Total RCN	=	204,599			
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	-	18,414			
Plumbing Adj	+ 9.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	186,185			
Adj Base Cost	= 124.77	Lot Value	+	44,400			
Total Area	x 1,529	Indicated Value	=	230,585			
Adjusted Cost	= 190,773	Value Per SqFt		150.81			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	125992	16		16	24.22		388
PRCH	SLAB PORCH - COVERED	125993	13x7		91	23.98		2,182



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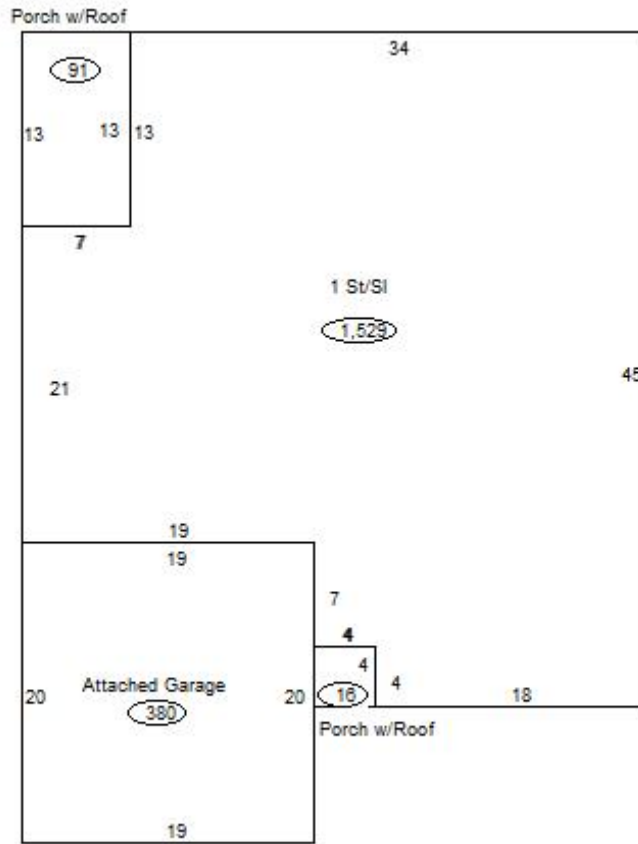
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Sketch Image

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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	1 St/Sl	1,529	1.000	1,529
2	M	PRCH		13	SLBC	16	1.000	16
3	M	PRCH		13	SLBC	91	1.000	91
4	G	1		13	Attached Garage	380	1.000	380
<b>Total Building Area</b>						1,529		1,529



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x )					
	WODO	Wood Deck - Open	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (16.99 x )					
	GF	GAZEBO FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x )					