



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 660096313 Parcel ID 21N16E-30-2-10550-003-0006 Cadastral ID 30-21-16-11730 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 348069 ANZIANA, ANGELENA KAY & WILLIAM JOHN 23093 BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23093 S BESSIE BLVD Subdivision KING RIDGE Lot/Block 0006 / 0003 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: 36.27720946 -95.64573861 KING RIDGE BLOCK 3 LOT 6																																		
Exemptions					Building Permits																													
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>R14- 41</td> <td>R15-NEW 1877 SQ FT SFR</td> <td>10/2014</td> <td>12/2014</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14- 41	R15-NEW 1877 SQ FT SFR	10/2014	12/2014	90,000					
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Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																									
Remove Cap	2026	Land Value	61,980	61,980	11%	6,818	Assessed	27,060	2,954.19																									
Year Frozen	0	Improvements	184,020	184,020		20,242	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	246,000	246,000		27,060	Total Taxable	27,060	2,954.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660096313	ANZIANA, ANGELENA KAY &			85	210,481	0	20,985	2,291.00																									
2024	2024-660096313	BELL, CHRISTOPHER DYLAN			85	204,369	0	19,986	2,053.00																									
2023	2023-660096313	BELL, CHRISTOPHER DYLAN			85	183,157	0	19,034	1,940.00																									
2022	2022-660096313	BELL, CHRISTOPHER DYLAN			85	184,915	0	18,128	1,865.00																									
2021	2021-660096313	BELL, CHRISTOPHER DYLAN			85	156,951	0	17,265	1,702.00																									
2020	2020-660096313	BELL, CHRISTOPHER DYLAN			85	155,777	0	17,088	1,741.00																									
2019	2019-660096313	OSBORN, MATTHEW L &			85	147,947	0	16,274	1,675.00																									
2018	2018-660096313	OSBORN, MATTHEW L &			85	145,483	0	16,003	1,644.00																									
2017	2017-660096313	OSBORN, MATTHEW L &			85	144,204	0	15,862	1,618.00																									
2016	2016-660096313	OSBORN, MATTHEW L &			85	145,340	0	15,987	1,663.00																									
2015	2015-660096313	OSBORN, MATTHEW L &			85	146,384	0	16,102	1,616.00																									
2014	2014-660096313	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	8,266.00 x 5.48 = 45,332	<p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0050.JPG 3/23/2023</p>			
Factor Value		GRM Approach			
Adjustments	1.3673	GRM Code			
Lot Value	61,980	Gross Rent 0.00			
Residential Data		Indicated Value			
Type	1 Single Family Residence	Multiple Regression			
Condition	3.5 - Average	MRA Code 1 Test			
Quality	2.5 - Fair	Adusted R 0.8445			
Architecture		Indicated Value 191,334 133.52 Per SqFt			
Style	100% One Story	Direct Comparables			
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl	Selection Model A Adam Test			
Base/Total Area	1,433 / 1,433	Adjustment Model 1 2022 Residential			
Style	100% One Story	Comparables 8			
HVAC	100% Warmed & Cooled Air	Indicated Value 183,030 Per SqFt			
Roof Cover	1 Composition Shingle	Value Reconciliation			
Area on Slab	1,433	Selected Approach Cost Approach			
Fixture/RghIn	11 /	Improvements 184,020			
Bed/F/H Bath	3 / 2.0 /	Lot Value 61,980			
Basement Area		Indicated Value 246,000 171.67 Per SqFt			
Garage Type	380 Attached Garage - Unfinished	Agland Value			
Remodel	PARTIAL -	Site Improvements			
Year/Eff Age	2014 / 5	Total Value 246,000 171.67 Total Value Per SqFt			
Cost Approach		Manual : 01/2025			
Base Cost	101.81	Total Misc Impr	+	1,332	
Roofing Adj	+ 4.47	Garage Cost	+	11,256	
Subfloor Adj	+ -1.19	Total RCN	=	193,705	
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	9,685	
Plumbing Adj	+ 9.83	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	184,020	
Adj Base Cost	= 126.39	Lot Value	+	61,980	
Total Area	x 1,433	Indicated Value	=	246,000	
Adjusted Cost	= 181,117	Value Per SqFt		171.67	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	122352	16x3		48	24.12	1,158
PATO	SLAB PORCH - OPEN	122357	4x4		16	10.86	174

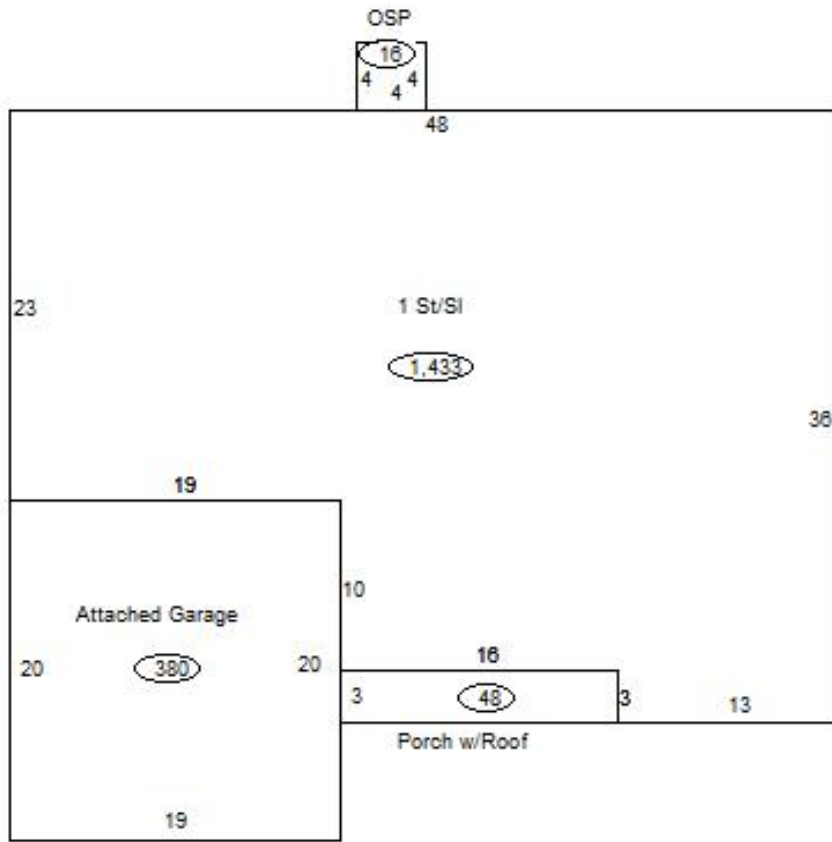


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Sketch Image

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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	1,433	1.000	1,433
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						1,433		1,433