



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 660096314 Parcel ID 21N16E-30-2-10550-004-0001 Cadastral ID 30-21-16-11740 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 321940 MANN, MICHAEL PAUL REVOCABLE TRUST 23107 BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23107 S BESSIE BLVD Subdivision KING RIDGE Lot/Block 0001 / 0004 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: 36.27690140 -95.64583222 KING RIDGE BLOCK 4 LOT 1																																																																																																																	
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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	60% Veneer, Masonry 40% 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	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	197,223	128.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	207,190		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.68	Total Misc Impr	+ 2,570
Roofing Adj	+ 4.49	Garage Cost	+ 11,256
Subfloor Adj	+ -1.15	Total RCN	= 207,535
Heat/Cool Adj	+ 11.47	Depreciation (10%)	- 20,754
Plumbing Adj	+ 9.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,781
Adj Base Cost	= 126.69	Lot Value	+ 44,400
Total Area	x 1,529	Indicated Value	= 231,181
Adjusted Cost	= 193,709	Value Per SqFt	151.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,781		
Lot Value	44,400		
Indicated Value	231,181	151.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	231,181	151.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119817	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	119818	13x7		91	23.98		2,182



Rogers

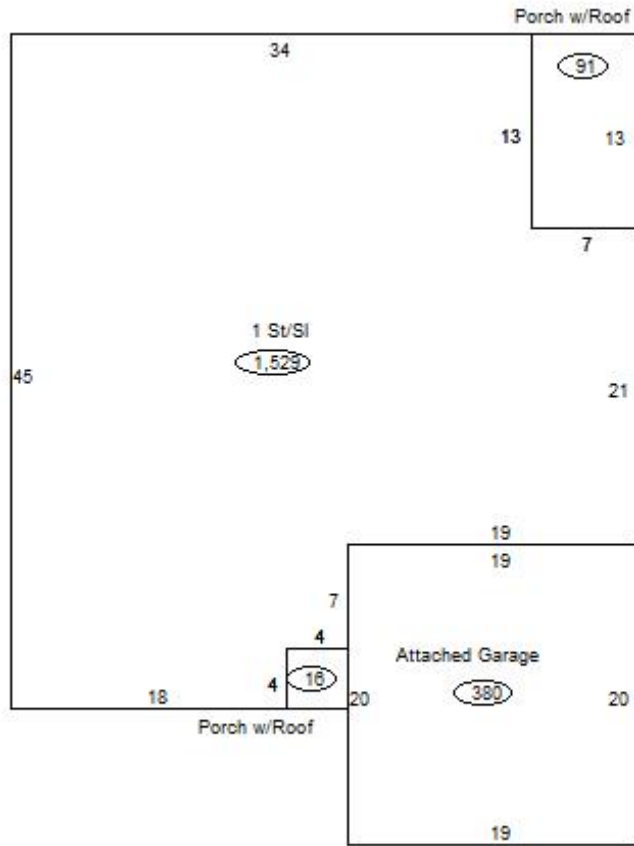
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Sketch Image

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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
Total Building Area						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)						