



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:45:29
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Assessment Data					Primary Image																																																																																																												
Account 660096316 Parcel ID 21N16E-30-2-10550-004-0003 Cadastral ID 30-21-16-11760 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 317798 DEARDEN, AMBER N & NICHOLAS 23135 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23135 S BESSIE BLVD Subdivision KING RIDGE Lot/Block 0003 / 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: 36.27654699 -95.64597622 KING RIDGE BLOCK 4 LOT 3																																																																																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1791		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,801.00 x 5.69 = 44,402		
Factor Value			
Adjustments	1.0000		
Lot Value	44,402		



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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	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	201,280 128.53 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	206,810 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	189,593
Lot Value	44,402
Indicated Value	233,995 149.42 Per SqFt
Agland Value	
Site Improvements	
Total Value	233,995 149.42 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.19	Total Misc Impr	+ 1,690
Roofing Adj	+ 4.47	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 210,659
Heat/Cool Adj	+ 11.47	Depreciation (10%)	- 21,066
Plumbing Adj	+ 8.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,593
Adj Base Cost	= 125.97	Lot Value	+ 44,402
Total Area	x 1,566	Indicated Value	= 233,995
Adjusted Cost	= 197,269	Value Per SqFt	149.42

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	121069	4x4		16	10.86		174
PRCH	SLAB PORCH - COVERED	121070	63		63	24.07		1,516



Rogers

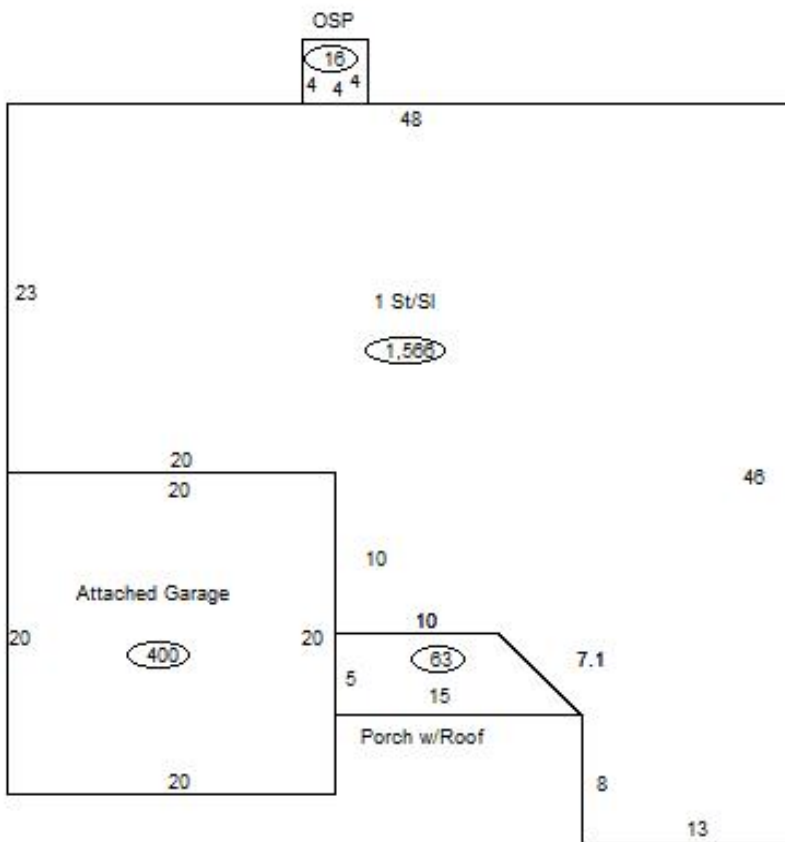
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Sketch Image

660096316



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,566	1.000	1,566
2	M	PATO		13	Open Slab	16	1.000	16
3	M	PRCH		13	SLBC	63	1.000	63
4	G	1		13	Attached Garage	400	1.000	400
Total Building Area						1,566		1,566