



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	660098896								
Parcel ID	000000-00-0-00412-001-0002								
Cadastral ID	30-21-16-11910								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	318351								
BEGGS, HEIDI									
23180 S JEWELL DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23180 S JEWELL DR								
Subdivision	KING RIDGE II								
Lot/Block	0002 / 0001	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: 36.27606162 -95.64791730									
Building Permits									
LOT 2 BLOCK 1 KING RIDGE II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2550/642	RC VERDIGRIS LLC	05/12/2016	144,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2017	Land Value	46,470	25,342	11%	2,788	Assessed	19,177	2,093.59
Year Frozen		Improvements	168,359	148,987		16,389	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	214,829	174,329		19,177	Total Taxable	18,177	2,001.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098896	BEGGS, HEIDI	85	211,528	1000	17,617	1,940.00		
2024	2024-660098896	BEGGS, HEIDI	85	202,718	1000	17,076	1,764.00		
2023	2023-660098896	BEGGS, HEIDI	85	183,902	1000	16,549	1,697.00		
2022	2022-660098896	BEGGS, HEIDI	85	183,968	1000	16,038	1,661.00		
2021	2021-660098896	BEGGS, HEIDI	85	156,625	1000	15,542	1,542.00		
2020	2020-660098896	BEGGS, HEIDI	85	154,190	1000	15,060	1,544.00		
2019	2019-660098896	BEGGS, HEIDI	85	141,748	1000	14,592	1,513.00		
2018	2018-660098896	BEGGS, HEIDI	85	145,435	1000	14,998	1,551.00		
2017	2017-660098896	BEGGS, HEIDI	85	144,194	1000	14,861	1,526.00		
2016	2016-660098896	BEGGS, HEIDI	85	3,413	0	375	39.00		



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2028		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	8,835.00 x 5.26 = 46,470		
Factor Value			
Adjustments	1.0000		
Lot Value	46,470		



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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	1,284 / 1,284
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,284
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	187,868	146.31 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	175,920	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	168,359	
Lot Value	46,470	
Indicated Value	214,829	167.31 Per SqFt
Agland Value		
Site Improvements		
Total Value	214,829	167.31 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.57	Total Misc Impr	+ 5,864
Roofing Adj	+ 4.57	Garage Cost	+ 11,700
Subfloor Adj	+ -1.16	Total RCN	= 185,010
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 16,651
Plumbing Adj	+ 10.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,359
Adj Base Cost	= 130.41	Lot Value	+ 46,470
Total Area	x 1,284	Indicated Value	= 214,829
Adjusted Cost	= 167,446	Value Per SqFt	167.31

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	129877	12x10		120	10.68		1,282
PRCH	SLAB PORCH - COVERED	129878	12x12		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	129879	12x4		48	24.12		1,158



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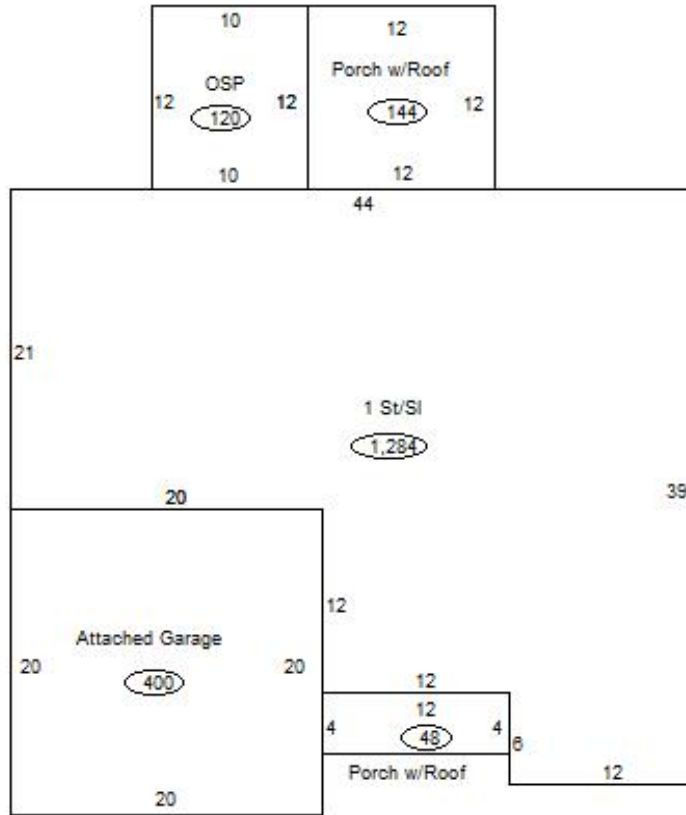
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Sketch Image

660098896



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,284	1.000	1,284
2	G	1		13	Attached Garage	400	1.000	400
3	M	PATO		13	Open Slab	120	1.000	120
4	M	PRCH		13	SLBC	144	1.000	144
5	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,284		1,284