



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:14:36
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098910 Parcel ID 000000-00-0-00412-002-0005 Cadastral ID 30-21-16-12040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 338466 LABASS, DONALD DYLAN 23190 BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23190 S BESSIE BLVD Subdivision KING RIDGE II Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																	
Legal Description Lot/Long: 36.27598473 -95.64662329																																																																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1814		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,900.00 x 5.65 = 44,600		
Factor Value			
Adjustments	1.0000		
Lot Value	44,600		



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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	1,353 / 1,353
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,353
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	190,313	140.66 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	179,230	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	173,906		
Lot Value	44,600		
Indicated Value	218,506	161.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,506	161.50	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.54	Total Misc Impr	+	2,836
Roofing Adj	+ 4.63	Garage Cost	+	11,256
Subfloor Adj	+ -1.22	Total RCN	=	191,105
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	17,199
Plumbing Adj	+ 10.41	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	173,906
Adj Base Cost	= 130.83	Lot Value	+	44,600
Total Area	x 1,353	Indicated Value	=	218,506
Adjusted Cost	= 177,013	Value Per SqFt		161.50

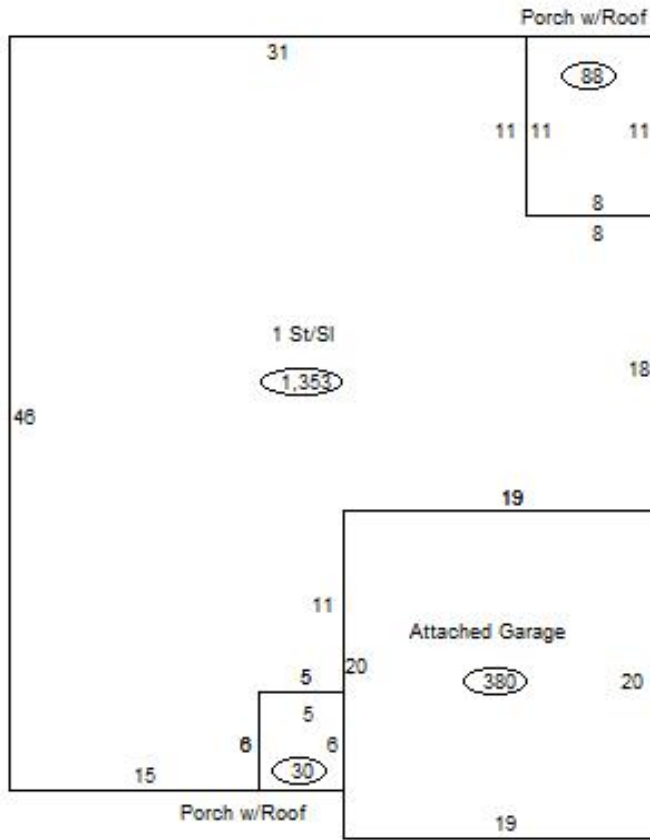
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128817	6x5		30	24.17		725
PRCH	SLAB PORCH - COVERED	128818	11x8		88	23.99		2,111



Sketch Image

660098910



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,353	1.000	1,353
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	88	1.000	88
Total Building Area						1,353		1,353