



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:14:48  
 Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098917 <b>Parcel ID</b> 000000-00-0-00412-003-0007 <b>Cadastral ID</b> 30-21-16-12100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 349321 TMPK PROPERTIES LLC  22395 S 4180 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23288 S BESSIE BLVD <b>Subdivision</b> KING RIDGE II <b>Lot/Block</b> 0007 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																	
<b>Legal Description</b> Lot/Long: 36.27463770 -95.64709038																																																																																																	
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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	0.1879	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	8,185.00 x 5.52 = 45,170	
Factor Value		
Adjustments	1.1381	
Lot Value	51,408	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,323 / 1,323
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,323
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7



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Cost Approach		Manual : 01/2025	
Base Cost	100.56	Total Misc Impr	+ 1,332
Roofing Adj	+ 4.55	Garage Cost	+ 11,700
Subfloor Adj	+ -1.17	Total RCN	= 183,434
Heat/Cool Adj	+ 11.47	Depreciation ( 7%)	- 12,840
Plumbing Adj	+ 13.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 170,594
Adj Base Cost	= 128.80	Lot Value	+ 51,408
Total Area	x 1,323	Indicated Value	= 222,002
Adjusted Cost	= 170,402	Value Per SqFt	167.80

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,350	145.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	178,850 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,594		
Lot Value	51,408		
Indicated Value	222,002	167.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,002	167.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136439	12x4		48	24.12		1,158
PATO	SLAB PORCH - OPEN	136440	4x4		16	10.86		174



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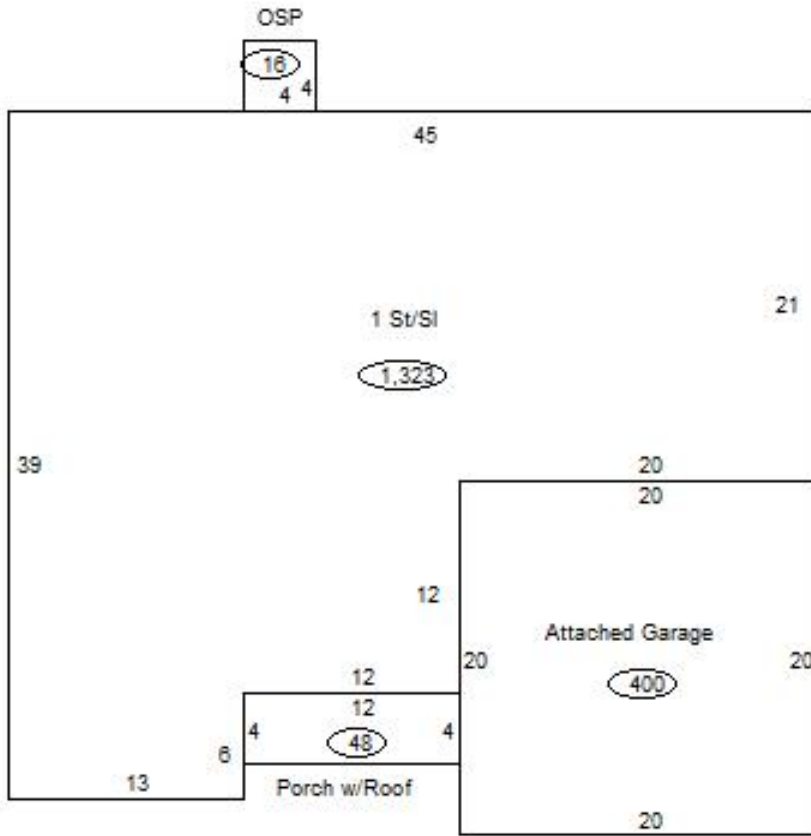
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### Sketch Image

660098917



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,323	1.000	1,323
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	16	1.000	16
<b>Total Building Area</b>						1,323		1,323