



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 | 660098918 | | | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0023.JPG 3/24/2023</p> | | | | |
| Parcel ID | 000000-00-0-00412-003- | | | | | | | | |
| Cadastral ID | 30-21-16-12110 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | URP | VI Area 1 | | | | | | | |
| Tax Area | 85 - CLRM SD-VERD TOWN/FIRE | | | | | | | | |
| Name ID | 340499 | | | | | | | | |
| MARSHALL PROPERTIES LLC | | | | | | | | | |
| 11273 S 212 E AVE BROKEN ARROW OK 74014-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 23274 S BESSIE BLVD | | | | | | | | |
| Subdivision | KING RIDGE II | | | | | | | | |
| Lot/Block | 0008 / 0003 | 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: 36.27474863 -95.64686481 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| LOT 8 BLOCK 3 KING RIDGE II | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R16-50 | R17-NE 1337 SQ FT SFR | 08/2016 | 12/2016 | 90,000 | | | | | |
| Exemptions | | | | | | | | | |
| Sale History | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | / | MARSHALL, MICHAEL LYNN | 12/03/2022 | 0 | 4 |
| | | | | | / | AUXTER, JOHN A & | 08/22/2022 | 135,000 | 19 |
| | | | | | / | DANIELS, JULIA C | 01/28/2022 | 0 | 4 |
| | | | | | 2595/817 | RC VERDIGRIS LLC | 11/29/2016 | 149,000 | YES |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 109.172 | Current Tax | |
| Remove Cap | 2023 | Land Value | 44,596 | 20,337 | 11% | 2,237 | Assessed | 17,191 1,876.77 | |
| Year Frozen | | Improvements | 172,642 | 135,941 | | 14,954 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 0.00 | |
| TIF Project ID | 0 | Total Value | 217,238 | 156,278 | | 17,191 | Total Taxable | 17,191 1,877.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660098918 | MARSHALL PROPERTIES LLC | 85 | 213,907 | 0 | 16,372 | 1,787.00 | | |
| 2024 | 2024-660098918 | MARSHALL PROPERTIES LLC | 85 | 204,710 | 0 | 15,592 | 1,602.00 | | |
| 2023 | 2023-660098918 | MARSHALL PROPERTIES LLC | 85 | 135,000 | 0 | 14,850 | 1,513.00 | | |
| 2022 | 2022-660098918 | MARSHALL, MICHAEL LYNN | 85 | 188,413 | 0 | 20,725 | 2,133.00 | | |
| 2021 | 2021-660098918 | DANIELS, JULIA C | 85 | 160,403 | 16521 | | 170.00 | | |
| 2020 | 2020-660098918 | DANIELS, JULIA C | 85 | 157,868 | 16521 | | 170.00 | | |
| 2019 | 2019-660098918 | DANIELS, JULIA C | 85 | 150,189 | 16521 | | 170.00 | | |
| 2018 | 2018-660098918 | DANIELS, JULIA C | 85 | 154,044 | 16945 | | 175.00 | | |
| 2017 | 2017-660098918 | DANIELS, JULIA C | 85 | 152,778 | 0 | | .00 | | |
| 2016 | 2016-660098918 | RC VERDIGRIS LLC | 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 | 0.1813 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 7,898.00 x 5.65 = 44,596 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 44,596 | | |



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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 | 40% Frame, Siding, Vinyl 60% Veneer, Masonry |
| Base/Total Area | 1,360 / 1,360 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,360 |
| 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 | 190,743 140.25 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 8 |
| Indicated Value | 179,690 Per SqFt |

Value Reconciliation

| | |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 172,642 |
| Lot Value | 44,596 |
| Indicated Value | 217,238 159.73 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 217,238 159.73 Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 103.15 | Total Misc Impr | + 3,959 |
| Roofing Adj | + 4.53 | Garage Cost | + 11,256 |
| Subfloor Adj | + -1.19 | Total RCN | = 189,717 |
| Heat/Cool Adj | + 11.47 | Depreciation (9%) | - 17,075 |
| Plumbing Adj | + 10.35 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 172,642 |
| Adj Base Cost | = 128.31 | Lot Value | + 44,596 |
| Total Area | x 1,360 | Indicated Value | = 217,238 |
| Adjusted Cost | = 174,502 | Value Per SqFt | 159.73 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------|-----------|------|------|-------|-----------|------|-------|
| PRCH | SLAB PORCH - COVERED | 130679 | 15x7 | | 105 | 23.94 | | 2,514 |
| PRCH | SLAB PORCH - COVERED | 130680 | 12x5 | | 60 | 24.08 | | 1,445 |



Rogers

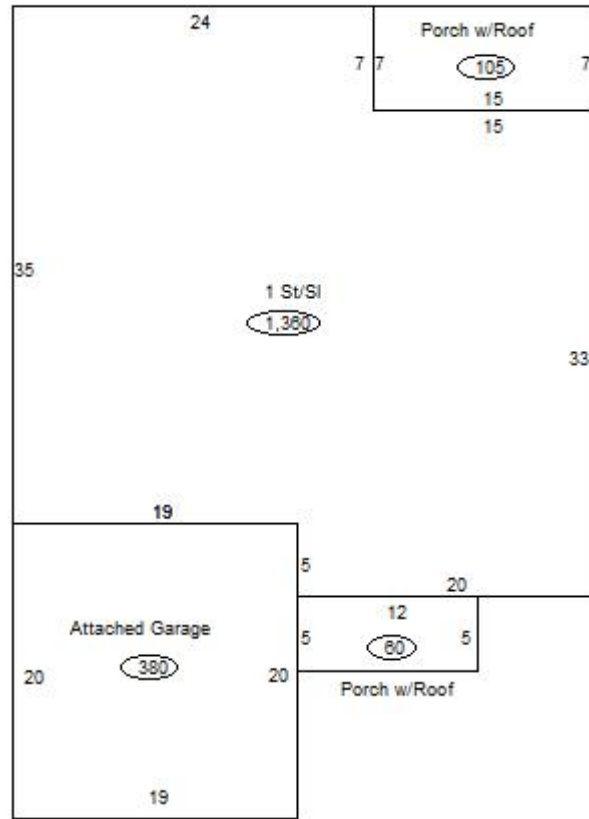
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Sketch Image

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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 | 1,360 | 1.000 | 1,360 |
| 2 | G | 1 | | 13 | Attached Garage | 380 | 1.000 | 380 |
| 3 | M | PRCH | | 13 | SLBC | 105 | 1.000 | 105 |
| 4 | M | PRCH | | 13 | SLBC | 60 | 1.000 | 60 |
| Total Building Area | | | | | | 1,360 | | 1,360 |