



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 660098919 Parcel ID 000000-00-0-00412-003-0009 Cadastral ID 30-21-16-12120 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 347597 WILLIAMS, RAYMOND CLARK JR 23260 BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23260 S BESSIE BLVD Subdivision KING RIDGE II Lot/Block 0009 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0024.JPG 3/24/2023</p>														
Legal Description Lat/Long: 36.27488030 -95.64671083																			
LOT 9 BLOCK 3 KING RIDGE II					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R16 05</td> <td>R17-NEW 1255 SQ FT SFR</td> <td>02/2016</td> <td>08/2016</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16 05	R17-NEW 1255 SQ FT SFR	02/2016	08/2016	90,000
Number	Description	Opened	Closed	Amount															
R16 05	R17-NEW 1255 SQ FT SFR	02/2016	08/2016	90,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	SMITH, MONA LISA	07/16/2025	213,000	YES										
					2594/186	RC VERDIGRIS LLC	11/10/2016	141,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2026		Land Value	48,765	48,765	11%	5,364	Assessed	23,430	2,557.90									
Year Frozen			Improvements	164,235	164,235		18,066	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	213,000	213,000		23,430	Total Taxable	23,430	2,558.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660098919	WILLIAMS, RAYMOND CLARK JR			85	205,946	1000	17,205	1,895.00										
2024	2024-660098919	SMITH, MONA LISA			85	196,827	1000	16,676	1,723.00										
2023	2023-660098919	SMITH, MONA LISA			85	180,044	1000	16,160	1,657.00										
2022	2022-660098919	SMITH, MONA LISA			85	180,047	1000	15,661	1,622.00										
2021	2021-660098919	SMITH, MONA LISA			85	153,244	1000	15,176	1,507.00										
2020	2020-660098919	SMITH, MONA LISA			85	150,873	1000	14,704	1,508.00										
2019	2019-660098919	SMITH, MONA LISA			85	138,611	1000	14,247	1,477.00										
2018	2018-660098919	SMITH, MONA LISA			85	142,211	1000	14,643	1,514.00										
2017	2017-660098919	SMITH, MONA LISA			85	141,001	1000	14,510	1,491.00										
2016	2016-660098919	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	0.1836		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,998.00 x 5.60 = 44,796		
Factor Value			
Adjustments	1.0886		
Lot Value	48,765		



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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

Cost Approach				Manual : 01/2025	
Base Cost	104.57	Total Misc Impr	+	1,332	
Roofing Adj	+ 4.57	Garage Cost	+	11,700	
Subfloor Adj	+ -1.16	Total RCN	=	180,478	
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	16,243	
Plumbing Adj	+ 10.96	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	164,235	
Adj Base Cost	= 130.41	Lot Value	+	48,765	
Total Area	x 1,284	Indicated Value	=	213,000	
Adjusted Cost	= 167,446	Value Per SqFt		165.89	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,235		
Lot Value	48,765		
Indicated Value	213,000	165.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	213,000	165.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129873	12x4		48	24.12		1,158
PATO	SLAB PORCH - OPEN	129874	4x4		16	10.86		174



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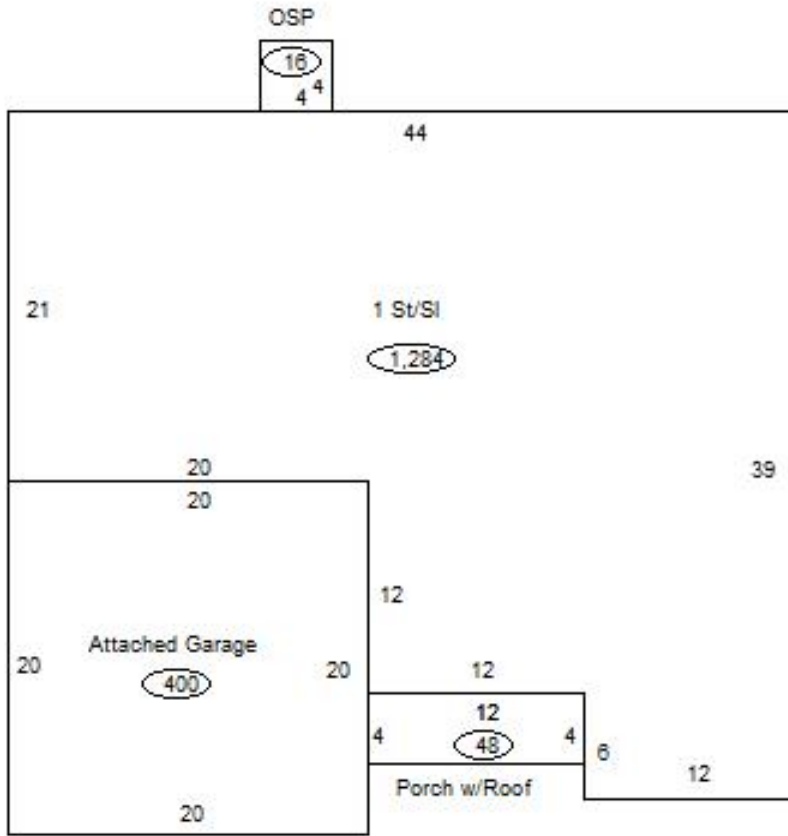
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Sketch Image

660098919



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	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						1,284		1,284