



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:14:56
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Assessment Data					Primary Image																																																																																												
Account 660098921 Parcel ID 000000-00-0-00412-003-0011 Cadastral ID 30-21-16-12140 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 319952 LINCOLN, BRANDI BOOTH 23232 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23232 S BESSIE BLVD Subdivision KING RIDGE II Lot/Block 0011 / 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 Lot/Long: 36.27527616 -95.64683109																																																																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1798		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,832.00 x 5.68 = 44,464		
Factor Value			
Adjustments	1.0000		
Lot Value	44,464		



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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	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,148
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	179,525	156.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	166,210		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	107.78	Total Misc Impr	+	1,427	
Roofing Adj	+ 4.73	Garage Cost	+	11,700	
Subfloor Adj	+ -1.25	Total RCN	=	168,096	
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	15,129	
Plumbing Adj	+ 12.26	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	152,967	
Adj Base Cost	= 134.99	Lot Value	+	44,464	
Total Area	x 1,148	Indicated Value	=	197,431	
Adjusted Cost	= 154,969	Value Per SqFt		171.98	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,967		
Lot Value	44,464		
Indicated Value	197,431	171.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	197,431	171.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	129647	4x4		16	10.86		174
PRCH	SLAB PORCH - COVERED	129648	13x4		52	24.10		1,253



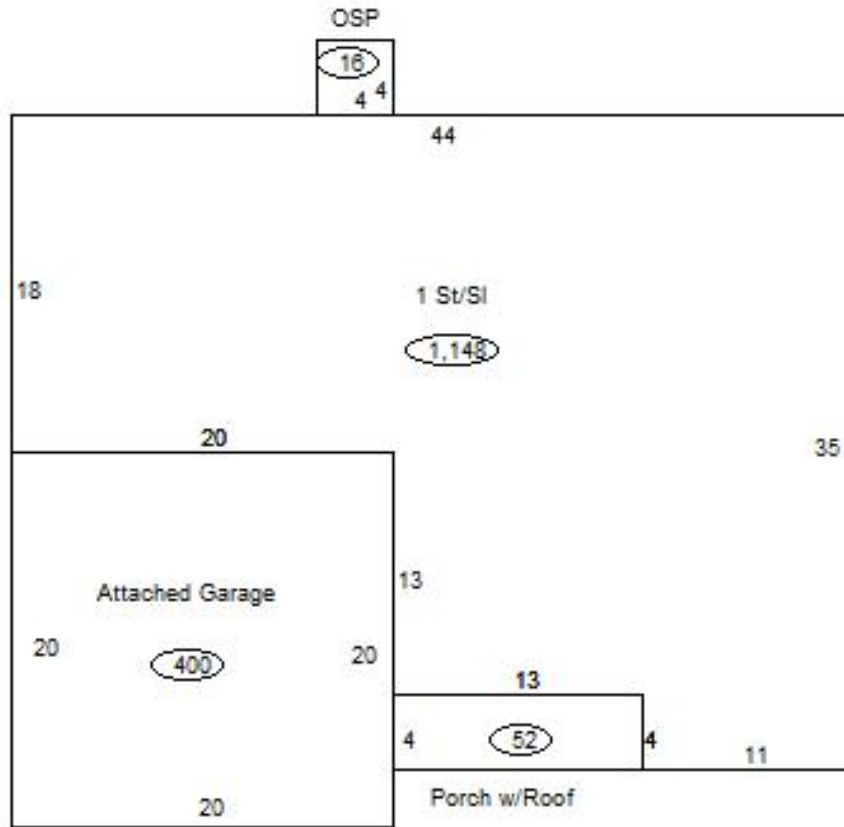
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Sketch Image

660098921



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,148	1.000	1,148
2	G	1		13	Attached Garage	400	1.000	400
3	M	PATO		13	Open Slab	16	1.000	16
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,148		1,148