



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:14:58
Page 1

Assessment Data					Primary Image														
Account 660098922 Parcel ID 000000-00-0-00412-003-0012 Cadastral ID 30-21-16-12150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 347719 COCHRANE, ELLOUISE & JOSEPH HILL 23218 BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23218 S BESSIE BLVD Subdivision KING RIDGE II Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 2 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0031.JPG 3/24/2023</p>														
Legal Description Lat/Long: 36.27547444 -95.64686719																			
LOT 12 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>R16-51</td> <td>R17-NEW 1337 SQ FT SFR</td> <td>08/2016</td> <td>10/2016</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16-51	R17-NEW 1337 SQ FT SFR	08/2016	10/2016	90,000
Number	Description	Opened	Closed	Amount															
R16-51	R17-NEW 1337 SQ FT SFR	08/2016	10/2016	90,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HVS	Veteran	No	999,999		/	STEELE, PAMELA GAIL	07/30/2025	234,000	YES										
					2623/108	RC VERDIGRIS LLC	03/30/2017	147,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2026		Land Value 58,402	58,402	11%	6,424	Assessed	25,740	2,810.08										
Year Frozen			Improvements 175,604	175,604		19,316	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 234,006	234,006		25,740	Total Taxable	25,740	2,810.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660098922	COCHRANE, ELLOUISE &			85	218,230	19363		324.00										
2024	2024-660098922	STEELE, JOHN GARY &			85	209,822	18799		194.00										
2023	2023-660098922	STEELE, JOHN GARY &			85	191,020	18251		188.00										
2022	2022-660098922	STEELE, JOHN GARY &			85	191,013	17720		183.00										
2021	2021-660098922	STEELE, JOHN GARY &			85	162,746	17204		177.00										
2020	2020-660098922	STEELE, JOHN GARY &			85	160,167	16702		172.00										
2019	2019-660098922	STEELE, JOHN GARY &			85	145,189	15971		165.00										
2018	2018-660098922	STEELE, JOHN GARY &			85	149,044	16395		169.00										
2017	2017-660098922	STEELE, JOHN GARY &			85	28,968	3186		33.00										
2016	2016-660098922	RC VERDIGRIS LLC			85	3,413	0	375	39.00										



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Time 09:14:58
Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1979		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	8,622.00 x 5.34 = 46,044		
Factor Value			
Adjustments	1.2684		
Lot Value	58,402		



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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	1,360 / 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

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	+	2,962			
Basement Adj	+ 0.00	RCNLD	=	175,604			
Adj Base Cost	= 128.31	Lot Value	+	58,402			
Total Area	x 1,360	Indicated Value	=	234,006			
Adjusted Cost	= 174,502	Value Per SqFt		172.06			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,604		
Lot Value	58,402		
Indicated Value	234,006	172.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,006	172.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129869	15x7		105	23.94		2,514
PRCH	SLAB PORCH - COVERED	129870	12x5		60	24.08		1,445
WODO	WOOD DECK - OPEN	140786	15x8		120	24.68		2,962



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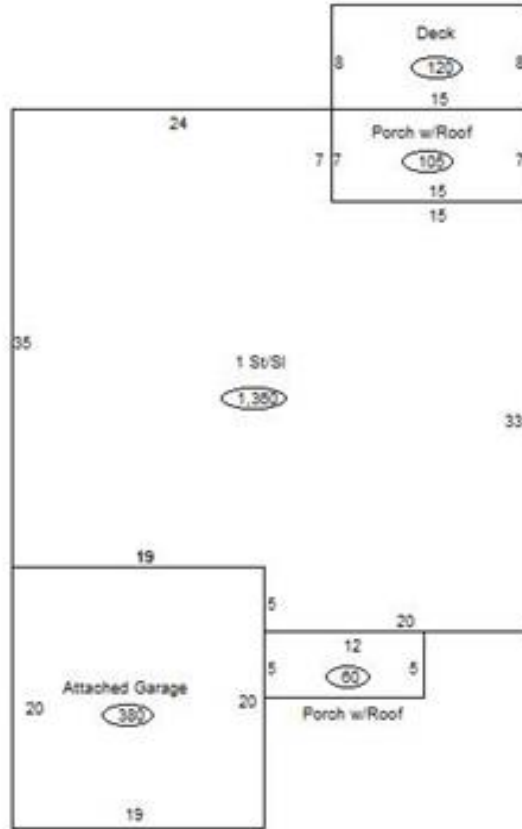
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 Time 09:14:58
 Page 3

Sketch Image

660098922



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
5	M	WODO		13	WODO	120	1.000	120
Total Building Area						1,360		1,360