



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:14:59
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098923 Parcel ID 000000-00-0-00412-004-0001 Cadastral ID 30-21-16-12155 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 320484 TEMPLETON, MARK 23201 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23201 S BESSIE BLVD Subdivision KING RIDGE II Lot/Block 0001 / 0004 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_0034.JPG 3/24/2023</p>																																																																																												
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.209		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	9,104.00 x 5.16 = 47,008		
Factor Value			
Adjustments	1.0000		
Lot Value	47,008		



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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	14 /
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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	156,279		
Lot Value	47,008		
Indicated Value	203,287	177.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	203,287	177.08	Total Value 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	= 171,735
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 15,456
Plumbing Adj	+ 15.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 156,279
Adj Base Cost	= 138.16	Lot Value	+ 47,008
Total Area	x 1,148	Indicated Value	= 203,287
Adjusted Cost	= 158,608	Value Per SqFt	177.08

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	130915	4x4		16	10.86		174
PRCH	SLAB PORCH - COVERED	130916	13x4		52	24.10		1,253



Rogers

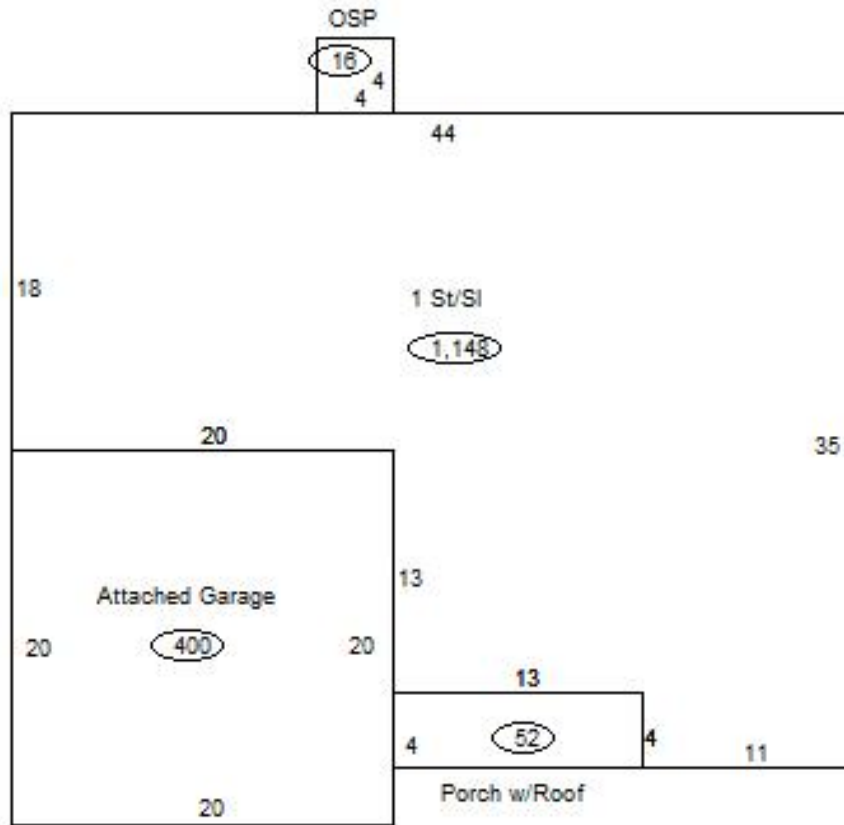
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Sketch Image

660098923



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