



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:15:03
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098925 Parcel ID 000000-00-0-00412-004-0003 Cadastral ID 30-21-16-12170 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 318483 VARNELL, BRYAN P 23229 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23229 S BESSIE BLVD Subdivision KING RIDGE II Lot/Block 0003 / 0004 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: 36.27548566 -95.64634689																																																																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1796		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,824.00 x 5.68 = 44,448		
Factor Value			
Adjustments	1.0000		
Lot Value	44,448		



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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	1,423 / 1,423
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	1,423
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	196,395 138.01 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	182,830 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	176,523
Lot Value	44,448
Indicated Value	220,971 155.29 Per SqFt
Agland Value	
Site Improvements	
Total Value	220,971 155.29 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.98	Total Misc Impr	+	3,481
Roofing Adj	+ 3.51	Garage Cost	+	11,700
Subfloor Adj	+ -1.20	Total RCN	=	193,981
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	17,458
Plumbing Adj	+ 9.89	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	176,523
Adj Base Cost	= 125.65	Lot Value	+	44,448
Total Area	x 1,423	Indicated Value	=	220,971
Adjusted Cost	= 178,800	Value Per SqFt		155.29

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128811	10x10		100	23.95		2,395
PRCH	SLAB PORCH - COVERED	128812	15x3		45	24.13		1,086



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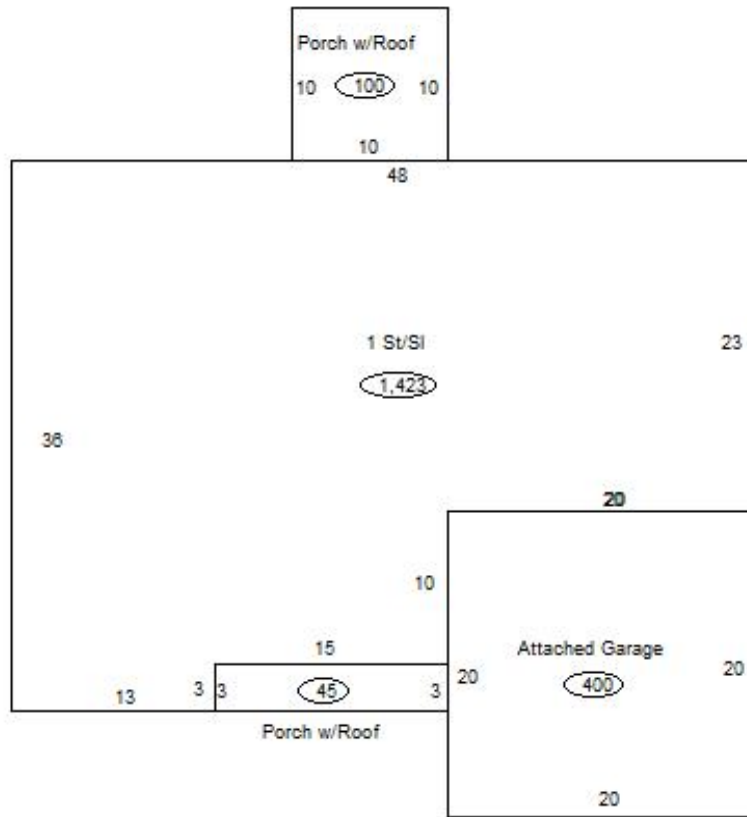
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Sketch Image

660098925



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,423	1.000	1,423
2	M	PRCH		13	SLBC	100	1.000	100
3	M	PRCH		13	SLBC	45	1.000	45
4	G	1		13	Attached Garage	400	1.000	400
Total Building Area						1,423		1,423