



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	660098926				<p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0028.JPG 3/24/2023</p>				
Parcel ID	000000-00-0-00412-004-0004								
Cadastral ID	30-21-16-12180								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	319017								
BROWN, BRIAN K & KAYLA H									
23243 S BESSIE BLVD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23243 S BESSIE BLVD								
Subdivision	KING RIDGE II								
Lot/Block	0004 / 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 Lat/Long: 36.27529364 -95.64630998									
LOT 4 BLOCK 4 KING RIDGE II									
Building Permits									
Number	Description	Opened	Closed	Amount					
R16-24	R17-NEW 1549 SQ FT SFR	04/2016	08/2016	90,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2567/732	RC VERDIGRIS LLC	07/15/2016	158,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2017	Land Value	44,502	29,518	11%	3,247	Assessed	24,509 2,675.69	
Year Frozen		Improvements	193,290	193,290		21,262	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	237,792	222,808		24,509	Total Taxable	24,509 2,676.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098926	BROWN, BRIAN K & KAYLA H	85	234,013	0	23,342	2,549.00		
2024	2024-660098926	BROWN, BRIAN K & KAYLA H	85	226,505	0	22,231	2,284.00		
2023	2023-660098926	BROWN, BRIAN K & KAYLA H	85	207,384	0	21,172	2,157.00		
2022	2022-660098926	BROWN, BRIAN K & KAYLA H	85	207,376	0	20,164	2,075.00		
2021	2021-660098926	BROWN, BRIAN K & KAYLA H	85	174,581	0	19,204	1,894.00		
2020	2020-660098926	BROWN, BRIAN K & KAYLA H	85	171,780	0	18,289	1,863.00		
2019	2019-660098926	BROWN, BRIAN K & KAYLA H	85	158,349	0	17,418	1,792.00		
2018	2018-660098926	BROWN, BRIAN K & KAYLA H	85	162,453	0	17,870	1,835.00		
2017	2017-660098926	BROWN, BRIAN K & KAYLA H	85	161,046	0	17,715	1,807.00		
2016	2016-660098926	BROWN, BRIAN K & KAYLA H	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	0.1802		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,851.00 x 5.67 = 44,502		
Factor Value			
Adjustments	1.0000		
Lot Value	44,502		



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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	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
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	205,167	131.01 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	196,960	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	193,290		
Lot Value	44,502		
Indicated Value	237,792	151.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,792	151.85	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.19	Total Misc Impr	+	3,438
Roofing Adj	+ 4.47	Garage Cost	+	11,700
Subfloor Adj	+ -1.15	Total RCN	=	212,407
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	19,117
Plumbing Adj	+ 8.99	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	193,290
Adj Base Cost	= 125.97	Lot Value	+	44,502
Total Area	x 1,566	Indicated Value	=	237,792
Adjusted Cost	= 197,269	Value Per SqFt		151.85

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128830	10x8		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	128831	63		63	24.07		1,516

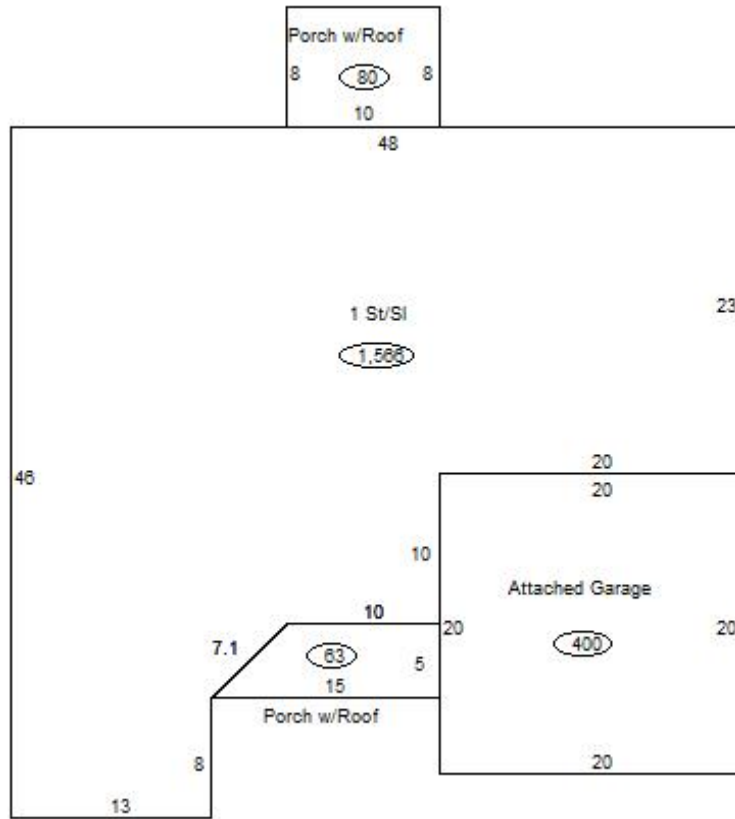


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,566	1.000	1,566
2	M	PRCH		13	SLBC	80	1.000	80
3	M	PRCH		13	SLBC	63	1.000	63
4	G	1		13	Attached Garage	400	1.000	400
Total Building Area						1,566		1,566