



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:15:07
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098927 Parcel ID 000000-00-0-00412-004-0005 Cadastral ID 30-21-16-12190 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 318484 MCPHAIL, JAY C & DOMINIQUE M 23257 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23257 S BESSIE BLVD Subdivision KING RIDGE II Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																	
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Lat/Long: 36.27513669 -95.64637366 LOT 5 BLOCK 4 KING RIDGE II					<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 08</td> <td>R17-NEW 1423 SQ FT SFR</td> <td>02/2016</td> <td>08/2016</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16 08	R17-NEW 1423 SQ FT SFR	02/2016	08/2016	90,000																																																																														
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1781		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,759.00 x 5.71 = 44,318		
Factor Value			
Adjustments	1.0000		
Lot Value	44,318		



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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	1 Composition Shingle
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	176,587
Lot Value	44,318
Indicated Value	220,905 155.24 Per SqFt
Agland Value	
Site Improvements	
Total Value	220,905 155.24 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.98	Total Misc Impr	+	2,172
Roofing Adj	+ 4.48	Garage Cost	+	11,700
Subfloor Adj	+ -1.20	Total RCN	=	194,052
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	17,465
Plumbing Adj	+ 9.89	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	176,587
Adj Base Cost	= 126.62	Lot Value	+	44,318
Total Area	x 1,423	Indicated Value	=	220,905
Adjusted Cost	= 180,180	Value Per SqFt		155.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	128821	10x10		100	10.86		1,086
PRCH	SLAB PORCH - COVERED	128822	15x3		45	24.13		1,086

