



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660098928 <b>Parcel ID</b> 000000-00-0-00412-004-0006 <b>Cadastral ID</b> 30-21-16-12200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 337452 BOYER, KYLE & ALEXANDRIA MABRY  23271 BESSIE BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23271 S BESSIE BLVD <b>Subdivision</b> KING RIDGE II <b>Lot/Block</b> 0006 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0025.JPG 3/24/2023</p>														
<b>Legal Description</b> Lat/Long: 36.27497162 -95.64641568																			
LOT 6 BLOCK 4 KING RIDGE II					<b>Building Permits</b> <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 09</td> <td>R17-NEW 1337 SQ FT SFR</td> <td>02/2016</td> <td>09/2016</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16 09	R17-NEW 1337 SQ FT SFR	02/2016	09/2016	90,000
Number	Description	Opened	Closed	Amount															
R16 09	R17-NEW 1337 SQ FT SFR	02/2016	09/2016	90,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	SMITH, IVA JONNIE	02/22/2022	194,000	YES										
					2575/805	RC VERDIGRIS LLC	08/31/2016	148,500	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
Remove Cap	2023		Land Value	42,216	42,216	11%	4,644	Assessed	23,635	2,580.28									
Year Frozen			Improvements	172,642	172,642		18,991	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		<b>Total Value</b>	214,858	214,858		23,635	<b>Total Taxable</b>	23,635	2,580.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660098928	BOYER, KYLE &			85	211,527	0	23,268	2,541.00										
2024	2024-660098928	BOYER, KYLE &			85	204,475	0	22,407	2,302.00										
2023	2023-660098928	BOYER, KYLE &			85	194,000	0	21,340	2,175.00										
2022	2022-660098928	BOYER, KYLE &			85	188,413	1000	16,452	1,703.00										
2021	2021-660098928	SMITH, ROGER DALE &			85	160,403	1000	15,943	1,583.00										
2020	2020-660098928	SMITH, ROGER DALE &			85	157,868	1000	15,450	1,584.00										
2019	2019-660098928	SMITH, ROGER DALE &			85	145,189	1000	14,971	1,552.00										
2018	2018-660098928	SMITH, ROGER DALE &			85	149,044	1000	15,395	1,591.00										
2017	2017-660098928	SMITH, ROGER DALE &			85	147,778	1000	15,256	1,566.00										
2016	2016-660098928	SMITH, ROGER DALE &			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	0.1795		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,819.00 x 5.68 = 44,438		
Factor Value			
Adjustments	0.9500		
Lot Value	42,216		



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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	186,250		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	+	0	
Basement Adj	+ 0.00	RCNLD	=	172,642	
Adj Base Cost	= 128.31	Lot Value	+	42,216	
Total Area	x 1,360	Indicated Value	=	214,858	
Adjusted Cost	= 174,502	Value Per SqFt		157.98	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,642		
Lot Value	42,216		
Indicated Value	214,858	157.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	214,858	157.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129636	15x7		105	23.94		2,514
PRCH	SLAB PORCH - COVERED	129637	12x5		60	24.08		1,445



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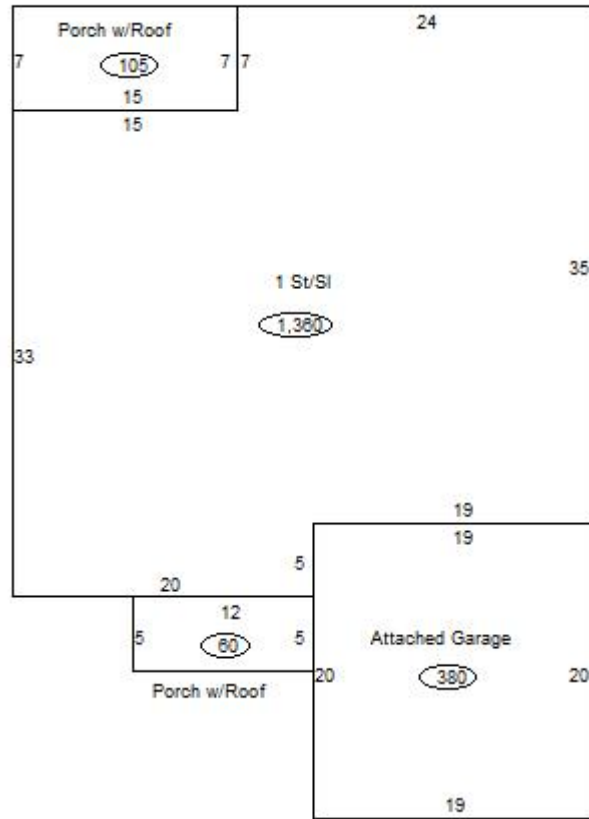
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Sketch Image

660098928



### 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
<b>Total Building Area</b>						1,360		1,360