



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:15:11  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098929 <b>Parcel ID</b> 000000-00-0-00412-004-0007 <b>Cadastral ID</b> 30-21-16-12210 <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> 344931 COOK, BRAD L JR & ALEXIS  23285 BESSIE BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23285 S BESSIE BLVD <b>Subdivision</b> KING RIDGE II <b>Lot/Block</b> 0007 / 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																																																																																																	
<b>Legal Description</b> Lot/Long: 36.27472613 -95.64621549																																																																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1819		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,922.00 x 5.64 = 44,644		
Factor Value			
Adjustments	1.2193		
Lot Value	54,436		



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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	1,353 / 1,353
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,353
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	190,313	140.66 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	179,230	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	173,906		
Lot Value	54,436		
Indicated Value	228,342	168.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	228,342	168.77	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.54	Total Misc Impr	+ 2,836
Roofing Adj	+ 4.63	Garage Cost	+ 11,256
Subfloor Adj	+ -1.22	Total RCN	= 191,105
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	- 17,199
Plumbing Adj	+ 10.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 173,906
Adj Base Cost	= 130.83	Lot Value	+ 54,436
Total Area	x 1,353	Indicated Value	= 228,342
Adjusted Cost	= 177,013	Value Per SqFt	168.77

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128826	6x5		30	24.17		725
PRCH	SLAB PORCH - COVERED	128827	11x8		88	23.99		2,111



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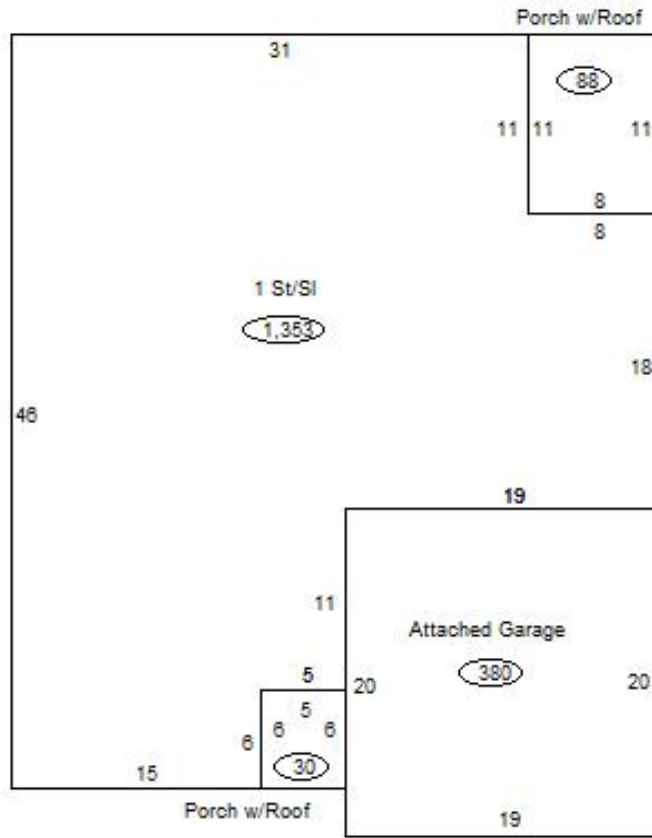
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### Sketch Image

660098929



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,353	1.000	1,353
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	88	1.000	88
<b>Total Building Area</b>						1,353		1,353