



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098933 <b>Parcel ID</b> 000000-00-0-00412-006-0002 <b>Cadastral ID</b> 30-21-16-12250 <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> 319966 THIBODEAU, JARRETT GLENN & CHRISTINA A  23306 S BESSIE BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23306 S BESSIE BLVD <b>Subdivision</b> KING RIDGE II <b>Lot/Block</b> 0002 / 0006 <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_0018.JPG 3/24/2023</p>																																																																																												
<b>Legal Description</b> Lot/Long: 36.27417153 -95.64677170 LOT 2 BLOCK 6 KING RIDGE II																																																																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.23		
Topography	1		
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	10,020.00 x 4.87 = 48,807		
Factor Value			
Adjustments	1.0000		
Lot Value	48,807		



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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	4 / 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	192,174		
Lot Value	48,807		
Indicated Value	240,981	153.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,981	153.88	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	102.19	Total Misc Impr	+	2,211
Roofing Adj	+ 4.47	Garage Cost	+	11,700
Subfloor Adj	+ -1.15	Total RCN	=	211,180
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	-	19,006
Plumbing Adj	+ 8.99	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	192,174
Adj Base Cost	= 125.97	Lot Value	+	48,807
Total Area	x 1,566	Indicated Value	=	240,981
Adjusted Cost	= 197,269	Value Per SqFt		153.88

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	129620	8x8		64	10.86		695
PRCH	SLAB PORCH - COVERED	129621	63		63	24.07		1,516



# Rogers

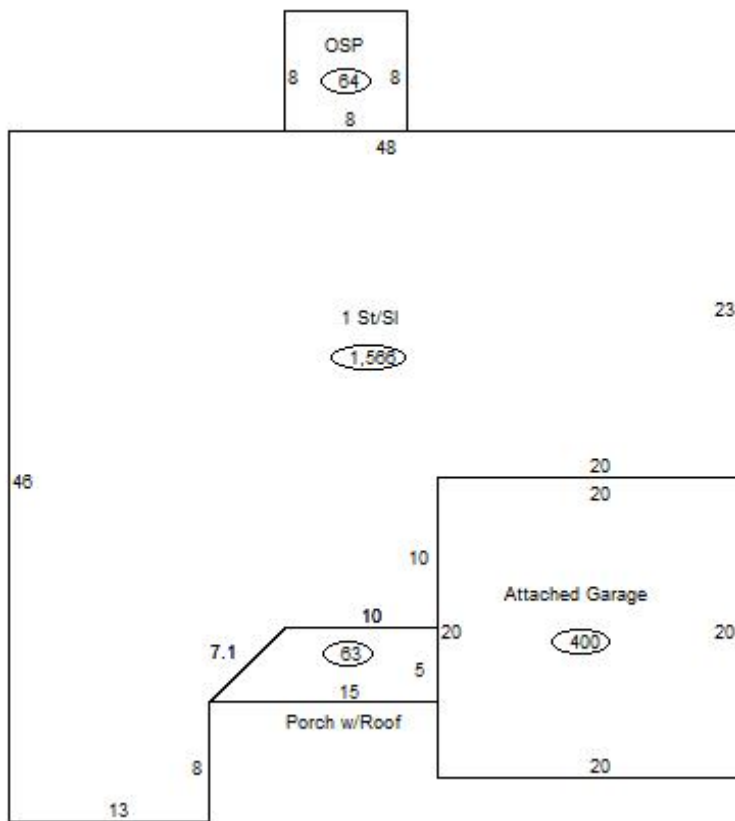
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### Sketch Image

660098933



### 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	PATO		13	Open Slab	64	1.000	64
3	M	PRCH		13	SLBC	63	1.000	63
4	G	1		13	Attached Garage	400	1.000	400
<b>Total Building Area</b>						1,566		1,566