



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660101602								
Parcel ID	000000000-0000415-001-0011								
Cadastral ID	30-21-16-12400								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	330232								
GOFF, LEON RUSSELL & AMBER D									
23340 S BESSIE BLVD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23340 S BESSIE BLVD								
Subdivision	KING RIDGE III								
Lot/Block	0011 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27310855 -95.64597694									
Building Permits									
LOT 11 BLOCK 1 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R18 35	R20- NEW 1880 SQ FT SFR	10/2018	12/2019	100,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RC VERDIGRIS LLC	02/28/2020	164,500	YES
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2021	Land Value	40,751	30,466	11%	3,351	Assessed	23,656	2,582.57
Year Frozen		Improvements	200,137	184,588		20,305	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	240,888	215,054		23,656	Total Taxable	23,656	2,583.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660101602	GOFF, LEON RUSSELL &			85	232,766	0	22,530	2,459.00
2024	2024-660101602	GOFF, LEON RUSSELL &			85	233,828	0	21,457	2,204.00
2023	2023-660101602	GOFF, LEON RUSSELL &			85	202,012	0	20,435	2,083.00
2022	2022-660101602	GOFF, LEON RUSSELL &			85	203,872	0	19,462	2,002.00
2021	2021-660101602	GOFF, LEON RUSSELL &			85	168,502	0	18,535	1,828.00
2020	2020-660101602	GOFF, LEON RUSSELL &			85	58,897	0	6,479	660.00
2019	2019-660101602	RC VERDIGRIS LLC			85	3,987	0	439	46.00



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2136		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,304.00 x 5.47 = 50,939		
Factor Value			
Adjustments	0.8000		
Lot Value	40,751		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,613 / 1,613
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,613
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	213,720 132.50 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	198,510 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	200,137		
Lot Value	40,751		
Indicated Value	240,888	149.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,888	149.34	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.33	Total Misc Impr	+	2,699
Roofing Adj	+ 4.46	Garage Cost	+	11,460
Subfloor Adj	+ -1.15	Total RCN	=	210,671
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	10,534
Plumbing Adj	+ 8.72	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	200,137
Adj Base Cost	= 121.83	Lot Value	+	40,751
Total Area	x 1,613	Indicated Value	=	240,888
Adjusted Cost	= 196,512	Value Per SqFt		149.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143276	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	143278	68		68	24.05		1,635



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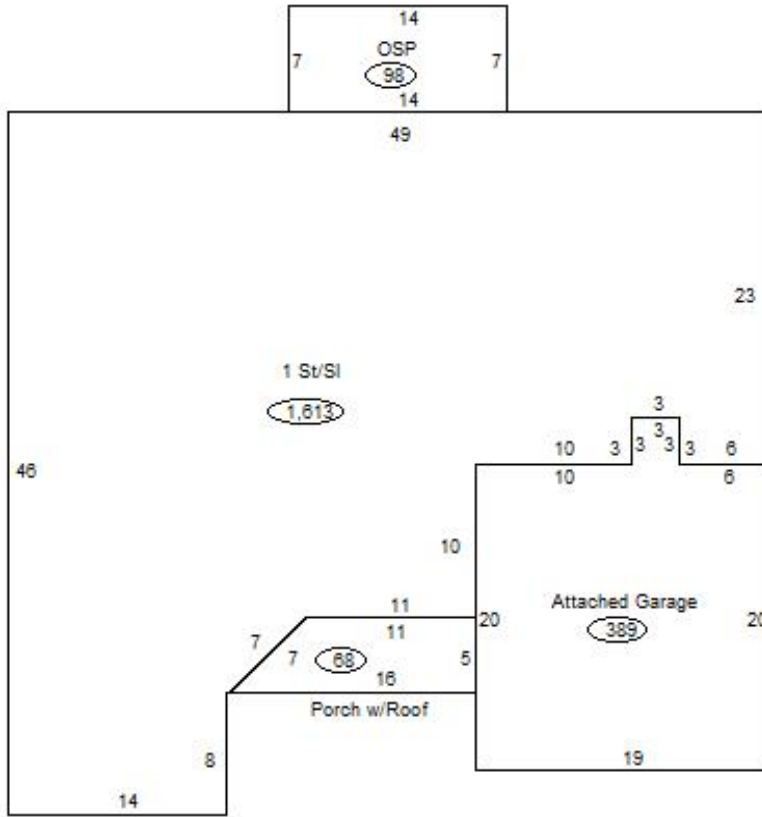
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Sketch Image

660101602



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,613	1.000	1,613
2	M	PATO		13	Open Slab	98	1.000	98
3	G	1		13	Attached Garage	389	1.000	389
4	M	PRCH		13	SLBC	68	1.000	68
Total Building Area						1,613		1,613