



# 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> 660101603 <b>Parcel ID</b> 000000000-0000415-001-0012 <b>Cadastral ID</b> 30-21-16-12410 <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> 327483 CUNNINGHAM, CHANCE & JODIE LOVE  23336 S BESSIE BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23336 S BESSIE BLVD <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0012 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS																			
<b>Legal Description</b> Lot/Long: 36.27324001 -95.64626200										\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0007.JPG 3/24/2023									
<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>R18 41</td> <td>R20- NEW 1143 SQ FT SFR</td> <td>12/2018</td> <td>03/2019</td> <td>100,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R18 41	R20- NEW 1143 SQ FT SFR	12/2018	03/2019	100,000
Number	Description	Opened	Closed	Amount															
R18 41	R20- NEW 1143 SQ FT SFR	12/2018	03/2019	100,000															
<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>										
					/	RC VERDIGRIS LLC	04/26/2019	137,500	YES										
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB										
<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>										
<b>Remove Cap</b>	2020		<b>Land Value</b>	47,751	34,569	11%	3,803	<b>Assessed</b>	19,677	2,148.17									
<b>Year Frozen</b>			<b>Improvements</b>	144,307	144,307		15,874	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00									
<b>TIF Project ID</b>	0		<b>Total Value</b>	192,058	178,876		19,677	<b>Total Taxable</b>	19,677	2,148.00									
<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	2025-660101603	CUNNINGHAM, CHANCE &			85	186,434	0	18,739	2,046.00										
2024	2024-660101603	CUNNINGHAM, CHANCE &			85	186,994	0	17,847	1,833.00										
2023	2023-660101603	CUNNINGHAM, CHANCE &			85	165,915	0	16,997	1,732.00										
2022	2022-660101603	CUNNINGHAM, CHANCE &			85	167,321	0	16,188	1,666.00										
2021	2021-660101603	CUNNINGHAM, CHANCE &			85	140,156	0	15,417	1,520.00										
2020	2020-660101603	CUNNINGHAM, CHANCE &			85	138,080	0	15,189	1,547.00										
2019	2019-660101603	CUNNINGHAM, CHANCE &			85	3,987	0	439	46.00										



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1927	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,393.00 x 5.69 = 47,751	\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0007.JPG 3/24/2023
Factor Value		
Adjustments	1.0000	
Lot Value	47,751	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Vinyl 5% Veneer, Masonry
Base/Total Area	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,148
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

Cost Approach		Manual : 01/2025	
Base Cost	94.07	Total Misc Impr	+ 1,351
Roofing Adj	+ 4.25	Garage Cost	+ 9,944
Subfloor Adj	+ 0.00	Total RCN	= 151,902
Heat/Cool Adj	+ 10.30	Depreciation ( 5%)	- 7,595
Plumbing Adj	+ 13.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 144,307
Adj Base Cost	= 122.48	Lot Value	+ 47,751
Total Area	x 1,148	Indicated Value	= 192,058
Adjusted Cost	= 140,607	Value Per SqFt	167.30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,092	149.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	170,460		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,307		
Lot Value	47,751		
Indicated Value	192,058	167.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	192,058	167.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	140587	13x4		52	21.13		1,099
PRCH	SLAB PORCH - COVERED	140588	4x2		8	21.27		170
PATO	SLAB PORCH - OPEN	140589	4x2		8	10.24		82



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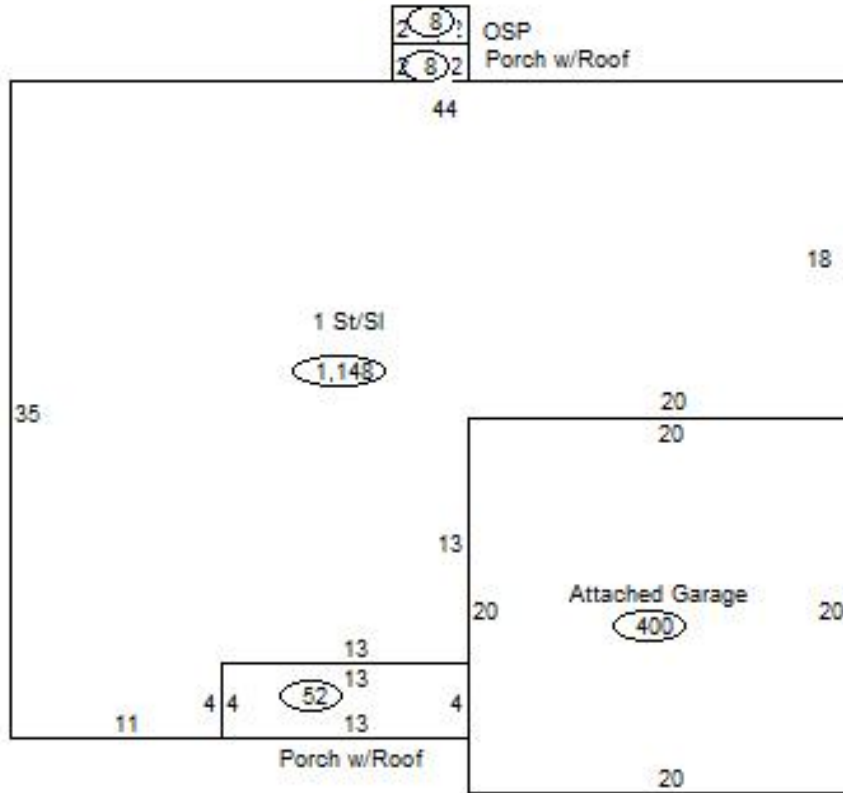
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### Sketch Image

660101603



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,148	1.000	1,148
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	52	1.000	52
4	M	PRCH		13	SLBC	8	1.000	8
5	M	PATO		13	Open Slab	8	1.000	8
<b>Total Building Area</b>						1,148		1,148