



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:44:15  
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Assessment Data					Primary Image																																																																				
<b>Account</b> 660101604 <b>Parcel ID</b> 000000000-0000415-001-0013 <b>Cadastral ID</b> 30-21-16-12420 <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> 336481 SHOTT, MATTHEW J & AMANDA  23330 S BESSIE BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23330 S BESSIE BLVD <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0013 / 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: 36.27336077 -95.64651676																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1931		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,413.00 x 5.68 =	47,821	
Factor Value			
Adjustments	1.0000		
Lot Value	47,821		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,586 / 1,586
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,586
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 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	191,800	120.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	195,950		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	83.50	Total Misc Impr	+	2,271	
Roofing Adj	+ 3.75	Garage Cost	+	9,568	
Subfloor Adj	+ 0.00	Total RCN	=	179,194	
Heat/Cool Adj	+ 10.30	Depreciation ( 5%)	-	8,960	
Plumbing Adj	+ 7.97	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	170,234	
Adj Base Cost	= 105.52	Lot Value	+	47,821	
Total Area	x 1,586	Indicated Value	=	218,055	
Adjusted Cost	= 167,355	Value Per SqFt		137.49	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,234		
Lot Value	47,821		
Indicated Value	218,055	137.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,055	137.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	141063	14x7		98	10.24		1,004
PRCH	SLAB PORCH - COVERED	141064	60		60	21.11		1,267



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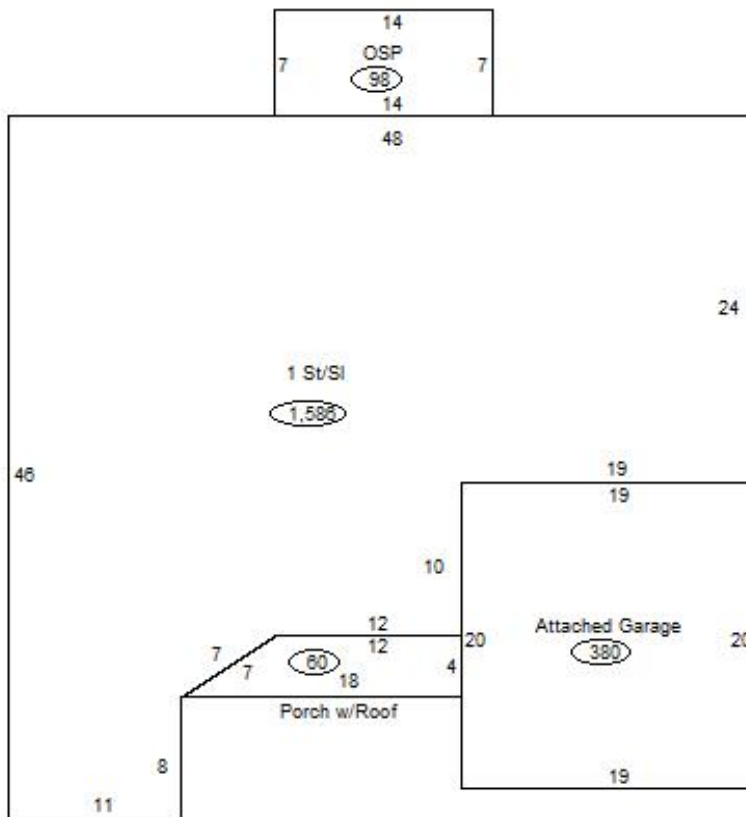
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Sketch Image

660101604



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,586	1.000	1,586
2	G	1		13	Attached Garage	380	1.000	380
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	60	1.000	60
<b>Total Building Area</b>						1,586		1,586