



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																												
Account 660101605 Parcel ID 000000000-0000415-001-0014 Cadastral ID 30-21-16-12430 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 309764 ORLANDO, JAMES M & JULIE A 7407 E 83RD ST N OWASSO OK 74055-0000 Parcel Location Situs 23324 S BESSIE BLVD Subdivision KING RIDGE III Lot/Block 0014 / 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 Lot/Long: 36.27342198 -95.64661394																																																	
Building Permits					<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 37</td> <td>R20- NEW 1143 SQ FT SFR</td> <td>11/2018</td> <td>03/2019</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 37	R20- NEW 1143 SQ FT SFR	11/2018	03/2019	100,000																														
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Parcel Valuation																																																	
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																																								
Remove Cap	2025	Land Value	63,443	63,443	11%	6,979	Assessed	23,172	2,529.73																																								
Year Frozen	2021	Improvements	147,208	147,208		16,193	Penalty	0																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																								
TIF Project ID	0	Total Value	210,651	210,651		23,172	Total Taxable	23,172	2,530.00																																								
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																								
2025	2025-660101605	ORLANDO, JAMES M & JULIE A			85	205,000	0	22,550	2,462.00																																								
2024	2024-660101605	ORLANDO, JAMES M & JULIE A			85	194,425	1000	14,727	1,523.00																																								
2023	2023-660101605	SHEETS, E C			85	168,697	1000	14,728	1,511.00																																								
2022	2022-660101605	SHEETS, E C			85	170,229	1000	14,728	1,525.00																																								
2021	2021-660101605	SHEETS, E C			85	142,976	1000	14,727	1,462.00																																								
2020	2020-660101605	SHEETS, E C			85	140,846	1000	14,493	1,487.00																																								
2019	2019-660101605	CUPP, TIMOTHY			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	0.2249		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,795.00 x 5.38 = 52,658		
Factor Value			
Adjustments	1.2048		
Lot Value	63,443		



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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	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	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	147,208		
Lot Value	63,443		
Indicated Value	210,651	183.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	210,651	183.49	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.07	Total Misc Impr	+	2,235
Roofing Adj	+ 4.25	Garage Cost	+	9,944
Subfloor Adj	+ 0.00	Total RCN	=	154,956
Heat/Cool Adj	+ 10.30	Depreciation (5%)	-	7,748
Plumbing Adj	+ 15.75	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	147,208
Adj Base Cost	= 124.37	Lot Value	+	63,443
Total Area	x 1,148	Indicated Value	=	210,651
Adjusted Cost	= 142,777	Value Per SqFt		183.49

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	140583	14x8		112	10.14		1,136
PRCH	SLAB PORCH - COVERED	140584	13x4		52	21.13		1,099



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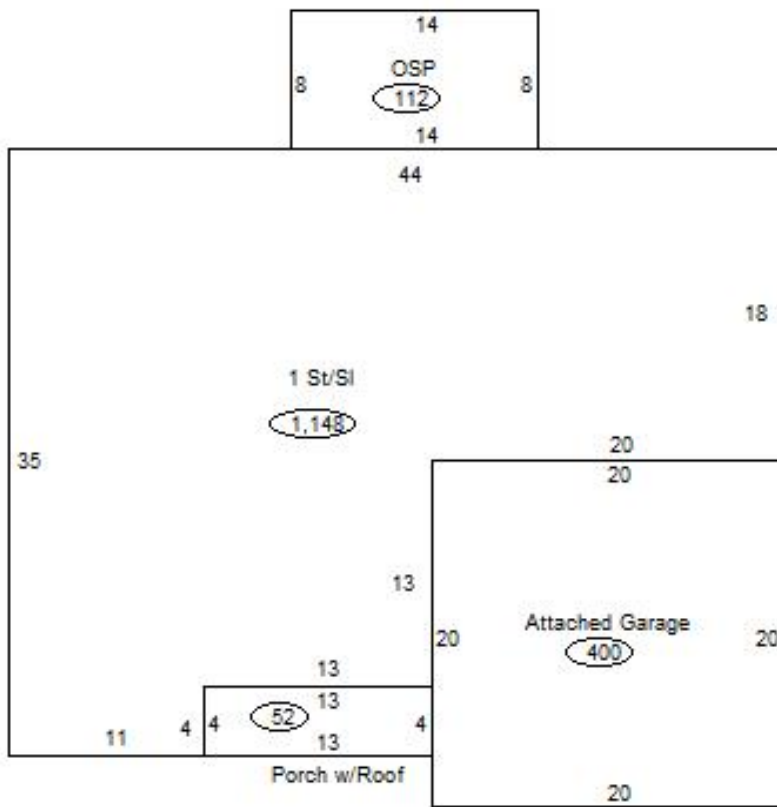
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Sketch Image

660101605



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	PATO		13	Open Slab	112	1.000	112
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,148		1,148