



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:44:21
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Assessment Data					Primary Image																																																																				
Account 660101607 Parcel ID 000000000-0000415-001-0016 Cadastral ID 30-21-16-12450 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 326409 CROSS, SCOTTI LEIGH 23318 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23318 S BESSIE BLVD Subdivision KING RIDGE III Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0014.JPG 3/24/2023</p>																																																																				
Legal Description Lot/Long: 36.27380054 -95.64695037 LOT 16 BLOCK 1 KING RIDGE III																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2206		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,608.00 x 5.41 = 52,003		
Factor Value			
Adjustments	0.8000		
Lot Value	41,602		



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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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,433 / 1,433
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,433
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	199,520	139.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	194,000		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.04	Total Misc Impr	+ 1,439
Roofing Adj	+ 4.47	Garage Cost	+ 11,256
Subfloor Adj	+ -1.19	Total RCN	= 188,409
Heat/Cool Adj	+ 11.47	Depreciation (6%)	- 11,305
Plumbing Adj	+ 9.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 177,104
Adj Base Cost	= 122.62	Lot Value	+ 41,602
Total Area	x 1,433	Indicated Value	= 218,706
Adjusted Cost	= 175,714	Value Per SqFt	152.62

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,104		
Lot Value	41,602		
Indicated Value	218,706	152.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,706	152.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139468	16x3		48	24.12		1,158
PRCH	SLAB PORCH - COVERED	139469	4x2		8	24.24		194
PATO	SLAB PORCH - OPEN	139470	4x2		8	10.86		87



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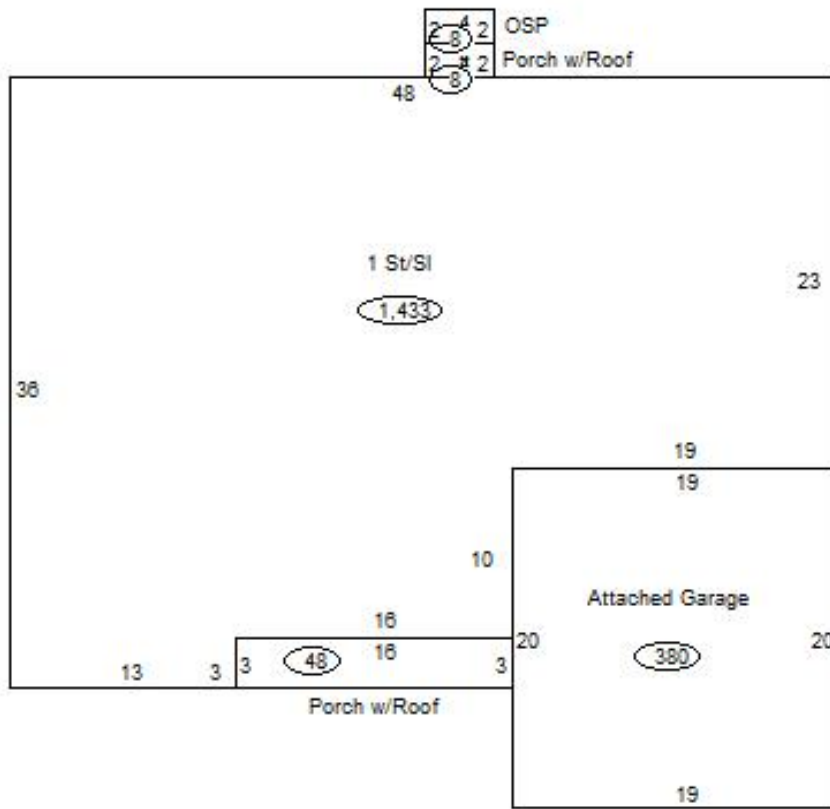
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Sketch Image

660101607



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,433	1.000	1,433
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	8	1.000	8
5	M	PATO		13	Open Slab	8	1.000	8
Total Building Area						1,433		1,433