



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:44:23
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Assessment Data					Primary Image																																																																				
Account 660101608 Parcel ID 000000000-0000415-001-0017 Cadastral ID 30-21-16-12460 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 341468 S2C PROPERTIES LLC 23667 E 720 RD WAGONER OK 74467-0000 Parcel Location Situs 23314 S BESSIE BLVD Subdivision KING RIDGE III Lot/Block 0017 / 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: 36.27399354 -95.64688250																																																																									
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 40</td> <td>R20- NEW 1209 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 40	R20- NEW 1209 SQ FT SFR	12/2018	03/2019	100,000																																																						
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1977		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,613.00 x 5.63 = 48,521		
Factor Value			
Adjustments	1.0000		
Lot Value	48,521		



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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	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,188 / 1,188
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,188
Fixture/RghIn	14 /
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	188,631	158.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	173,120		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.95	Total Misc Impr	+	1,952			
Roofing Adj	+ 4.77	Garage Cost	+	11,700			
Subfloor Adj	+ -1.22	Total RCN	=	172,701			
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	8,635			
Plumbing Adj	+ 14.91	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	164,066			
Adj Base Cost	= 133.88	Lot Value	+	48,521			
Total Area	x 1,188	Indicated Value	=	212,587			
Adjusted Cost	= 159,049	Value Per SqFt		178.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,066		
Lot Value	48,521		
Indicated Value	212,587	178.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	212,587	178.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	140577	65		65	24.06		1,564
PRCH	SLAB PORCH - COVERED	140579	4x4		16	24.22		388



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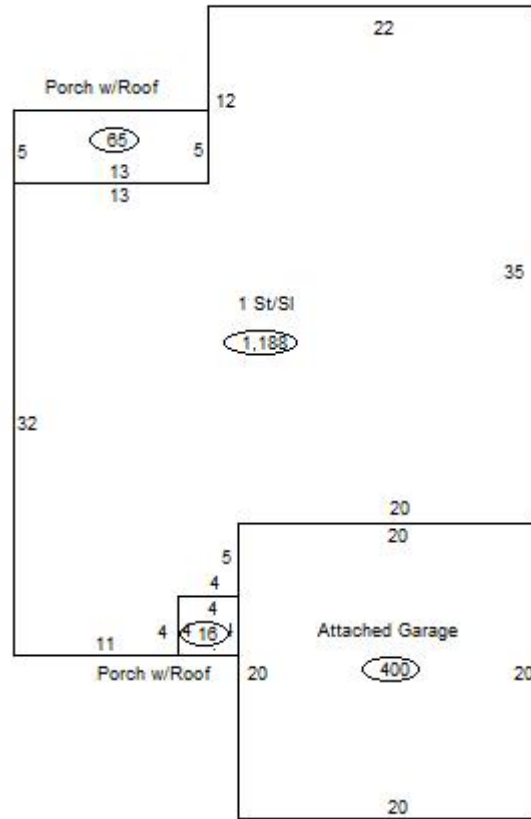
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Sketch Image

660101608



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,188	1.000	1,188
2	M	PRCH		13	SLBC	65	1.000	65
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	16	1.000	16
Total Building Area						1,188		1,188