



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 660101609 Parcel ID 000000000-0000415-002-0001 Cadastral ID 30-21-16-12470 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 326190 CRAMER, SHEA T 23315 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23315 S BESSIE BLVD Subdivision KING RIDGE III Lot/Block 0001 / 0002 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_0015.JPG 3/24/2023</p>																																																																				
Legal Description Lot/Long: 36.27398013 -95.64623377 LOT 1 BLOCK 2 KING RIDGE III																																																																									
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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	0.199		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,670.00 x 5.62 = 48,720		
Factor Value			
Adjustments	1.0000		
Lot Value	48,720		

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	1,282 / 1,282
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,282
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	342 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,132	133.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	174,620		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	91.68	Total Misc Impr	+	3,158	
Roofing Adj	+ 4.11	Garage Cost	+	8,871	
Subfloor Adj	+ 0.00	Total RCN	=	160,677	
Heat/Cool Adj	+ 10.30	Depreciation (6%)	-	9,641	
Plumbing Adj	+ 9.86	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	151,036	
Adj Base Cost	= 115.95	Lot Value	+	48,720	
Total Area	x 1,282	Indicated Value	=	199,756	
Adjusted Cost	= 148,648	Value Per SqFt		155.82	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,036		
Lot Value	48,720		
Indicated Value	199,756	155.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	199,756	155.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139051	90		90	21.01		1,891
PRCH	SLAB PORCH - COVERED	139052	12x5		60	21.11		1,267



Rogers

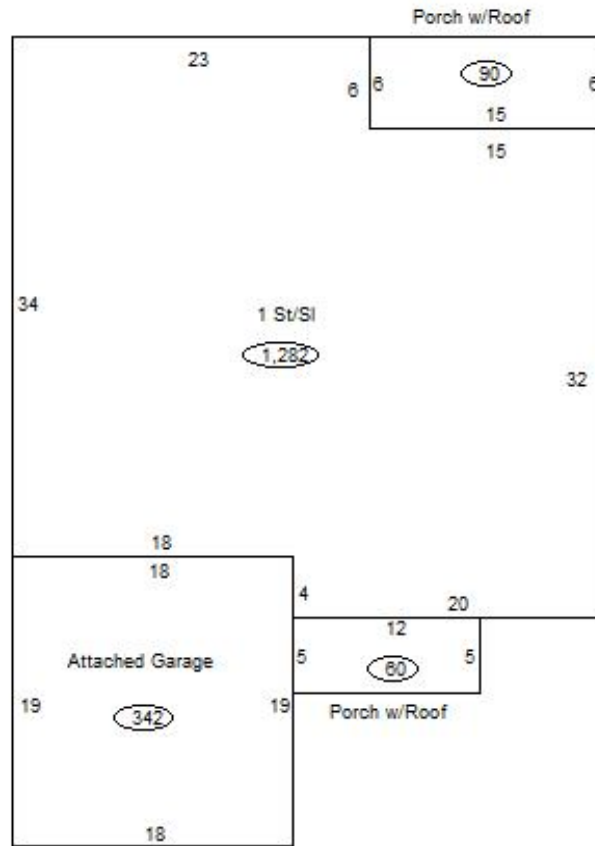
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,282	1.000	1,282
2	G	1		13	Attached Garage	342	1.000	342
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						1,282		1,282