



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 660101610 Parcel ID 000000000-0000415-002-0002 Cadastral ID 30-21-16-12480 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 339079 COLLEY, JULIA ANN REVOCABLE LIVING TRUST 23323 S BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23323 S BESSIE BLVD Subdivision KING RIDGE III Lot/Block 0002 / 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_0012.JPG 3/24/2023</p>														
Legal Description Lat/Long: 36.27384002 -95.64642642																			
LOT 2 BLOCK 2 KING RIDGE III					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 27</td> <td>R19- NEW 1209 SQ FT SFR</td> <td>09/2018</td> <td>12/2018</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 27	R19- NEW 1209 SQ FT SFR	09/2018	12/2018	100,000
Number	Description	Opened	Closed	Amount															
R18 27	R19- NEW 1209 SQ FT SFR	09/2018	12/2018	100,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	MONIZ, DANIEL A &	07/25/2022	195,000	YES										
A	Add-Homestead	No	1,000		/	RC VERDIGRIS LLC	12/13/2018	144,000	YES										
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2023		Land Value	50,078	46,043	11%	5,065	Assessed	23,401 2,554.73										
Year Frozen			Improvements	168,563	166,691		18,336	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -92.00										
TIF Project ID	0		Total Value	218,641	212,734		23,401	Total Taxable	22,401 2,463.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660101610	COLLEY, JULIA ANN			85	211,914	1000	21,719	2,387.00										
2024	2024-660101610	COLLEY, JULIA ANN			85	200,523	2000	20,057	2,081.00										
2023	2023-660101610	COLLEY, JULIA ANN			85	195,000	2000	19,450	2,003.00										
2022	2022-660101610	COLLEY, JULIA ANN			85	187,950	0	17,854	1,837.00										
2021	2021-660101610	MONIZ, DANIEL A &			85	154,578	0	17,004	1,676.00										
2020	2020-660101610	MONIZ, DANIEL A &			85	153,479	0	16,883	1,720.00										
2019	2019-660101610	MONIZ, DANIEL A &			85	146,339	0	16,097	1,657.00										



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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	0.2079	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,058.00 x 5.53 = 50,078	<p>\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0012.JPG 3/24/2023</p>
Factor Value		
Adjustments	1.0000	
Lot Value	50,078	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,296
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

Cost Approach		Manual : 01/2025	
Base Cost	102.33	Total Misc Impr	+ 2,048
Roofing Adj	+ 4.66	Garage Cost	+ 11,256
Subfloor Adj	+ -1.22	Total RCN	= 179,322
Heat/Cool Adj	+ 11.47	Depreciation (6%)	- 10,759
Plumbing Adj	+ 10.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,563
Adj Base Cost	= 128.10	Lot Value	+ 50,078
Total Area	x 1,296	Indicated Value	= 218,641
Adjusted Cost	= 166,018	Value Per SqFt	168.70

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,116	147.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	178,870		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,563		
Lot Value	50,078		
Indicated Value	218,641	168.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,641	168.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139473	13x5		65	24.06		1,564
PRCH	SLAB PORCH - COVERED	139474	5x4		20	24.21		484



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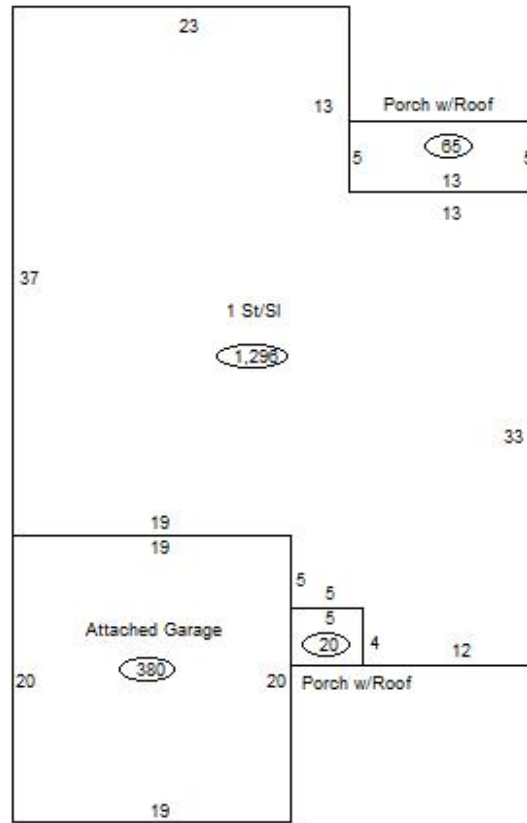
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Sketch Image

660101610



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,296	1.000	1,296
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	65	1.000	65
4	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,296		1,296