



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 660101611 Parcel ID 000000000-0000415-002-0003 Cadastral ID 30-21-16-12490 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 346618 WOOD, STEPHEN C & AMY LEIH 23329 BESSIE BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23329 S BESSIE BLVD Subdivision KING RIDGE III Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS																																												
\\tsclient\T\TOMMY DUNLAP\New folder (159)\IMG_0010.JPG 3/24/2023																																												
Legal Description					Building Permits																																							
Lat/Long: 36.27376088 -95.64623903 LOT 3 BLOCK 2 KING RIDGE III					<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 19</td> <td>R19- NEW 1600 SQ FT SFR</td> <td>08/2018</td> <td>11/2018</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 19	R19- NEW 1600 SQ FT SFR	08/2018	11/2018	100,000																									
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Source REAL Remove Cap 2026 Year Frozen Uncapped Value 0 TIF Project ID 0		Fair Cash Land Value 63,860 Improvements 146,140 Mobile Home 0 Total Value 210,000			Capped 63,860 Asmnt Level 11% Assessed 7,025 Assessed 16,075 Assessed 23,100		Levy Rate 109.172 Assessed 23,100 Penalty 0 Exemption 1,000 Total Taxable 22,100			Current Tax 2,521.87 -92.00 2,430.00																																		
Assessment History																																												
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																					
2025	2025-660101611	WOOD, STEPHEN C &	85	186,456	1000	17,868	1,968.00																																					
2024	2024-660101611	KITE, CODY LAYNE	85	187,473	1000	17,318	1,790.00																																					
2023	2023-660101611	KITE, CODY LAYNE	85	179,650	1000	16,785	1,721.00																																					
2022	2022-660101611	KITE, CODY LAYNE	85	181,287	1000	16,267	1,684.00																																					
2021	2021-660101611	KITE, CODY LAYNE	85	152,400	1000	15,764	1,565.00																																					
2020	2020-660101611	KITE, CODY LAYNE	85	151,324	1000	15,353	1,574.00																																					
2019	2019-660101611	KITE, CODY LAYNE	85	144,338	0	15,877	1,635.00																																					



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.179		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,799.00 x 5.86 = 45,672		
Factor Value			
Adjustments	1.3982		
Lot Value	63,860		



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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	1,070 / 1,070
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,070
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	165,911	155.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	164,370		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	96.02	Total Misc Impr	+	2,486	
Roofing Adj	+ 4.34	Garage Cost	+	9,944	
Subfloor Adj	+ 0.00	Total RCN	=	155,468	
Heat/Cool Adj	+ 10.30	Depreciation (6%)	-	9,328	
Plumbing Adj	+ 23.02	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	146,140	
Adj Base Cost	= 133.68	Lot Value	+	63,860	
Total Area	x 1,070	Indicated Value	=	210,000	
Adjusted Cost	= 143,038	Value Per SqFt		196.26	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,140		
Lot Value	63,860		
Indicated Value	210,000	196.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	210,000	196.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	139055	14x10		140	9.91		1,387
PRCH	SLAB PORCH - COVERED	139056	13x4		52	21.13		1,099



Rogers

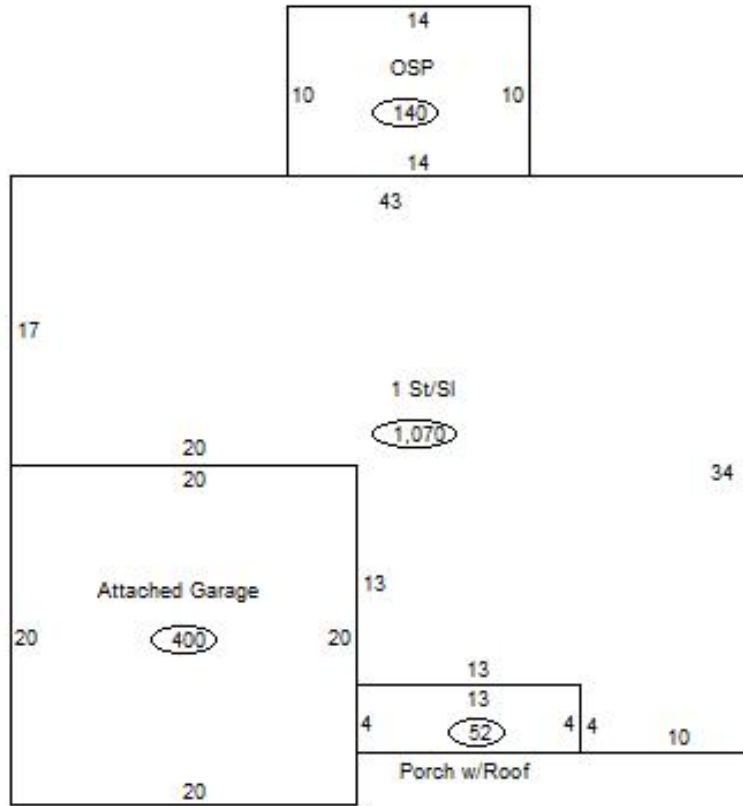
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Sketch Image

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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	1,070	1.000	1,070
2	G	1		13	Attached Garage	400	1.000	400
3	M	PATO		13	Open Slab	140	1.000	140
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,070		1,070