



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:44:30  
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Assessment Data					Primary Image																																																																				
<b>Account</b> 660101612 <b>Parcel ID</b> 000000000-0000415-002-0004 <b>Cadastral ID</b> 30-21-16-12500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 326570 HOLLAND, JENNIFER MARIE & DUSTIN JOSEPH REID REMER  23335 S BESSIE BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23335 S BESSIE BLVD <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																									
<b>Legal Description</b> Lat/Long: 36.27362170 -95.64591269																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1802		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,851.00 x 5.84 = 45,854		
Factor Value			
Adjustments	0.8000		
Lot Value	36,683		



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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	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,526 / 1,526
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,526
Fixture/RghIn	11 /
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	207,013	135.66 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	189,140	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	190,101		
Lot Value	36,683		
Indicated Value	226,784	148.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,784	148.61	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.88	Total Misc Impr	+ 2,974
Roofing Adj	+ 4.49	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 202,235
Heat/Cool Adj	+ 11.47	Depreciation ( 6%)	- 12,134
Plumbing Adj	+ 9.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 190,101
Adj Base Cost	= 122.91	Lot Value	+ 36,683
Total Area	x 1,526	Indicated Value	= 226,784
Adjusted Cost	= 187,561	Value Per SqFt	148.61

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139478	13x8		104	23.94		2,490
PRCH	SLAB PORCH - COVERED	139479	5x4		20	24.21		484



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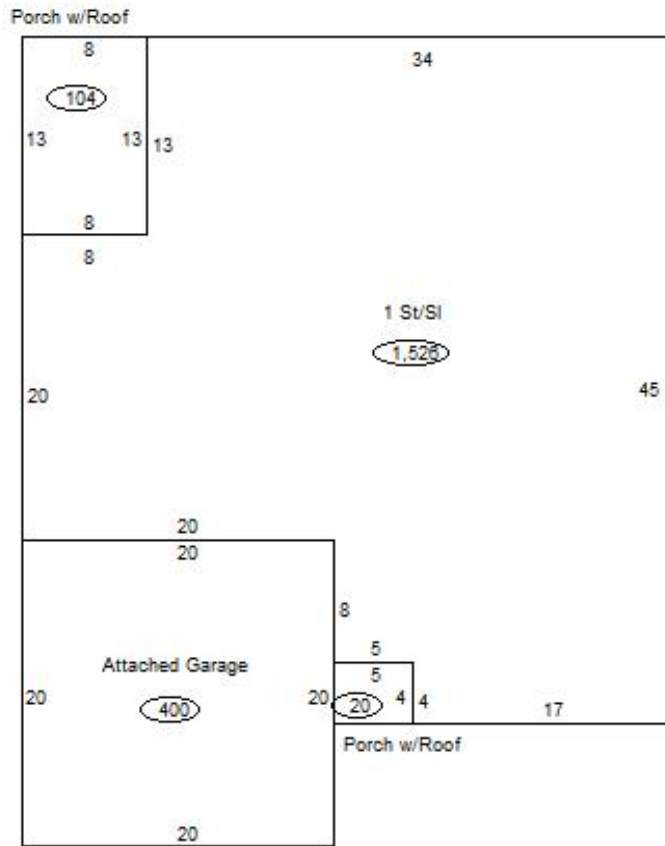
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Sketch Image

660101612



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,526	1.000	1,526
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	104	1.000	104
4	M	PRCH		13	SLBC	20	1.000	20
<b>Total Building Area</b>						1,526		1,526