



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 660101664 Parcel ID 000000000-0000415-005-0004 Cadastral ID 30-21-16-13020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 336712 BRUEGGEMANN, JEFF & NICOLE 23364 S BECKY BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23364 S BECKY BLVD Subdivision KING RIDGE III Lot/Block 0004 / 0005 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: 36.27286285 -95.64928719 LOT 4 BLOCK 5 KING RIDGE III																																																																															
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2268		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,881.00 x 5.36 = 52,959		
Factor Value			
Adjustments	1.0000		
Lot Value	52,959		



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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	1,328 / 1,328
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,328
Fixture/RghIn	11 /
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	197,219	148.51 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	181,790	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	172,587		
Lot Value	52,959		
Indicated Value	225,546	169.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,546	169.84	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.90	Total Misc Impr	+	3,506
Roofing Adj	+ 4.55	Garage Cost	+	11,700
Subfloor Adj	+ -1.17	Total RCN	=	181,671
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	9,084
Plumbing Adj	+ 10.60	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	172,587
Adj Base Cost	= 125.35	Lot Value	+	52,959
Total Area	x 1,328	Indicated Value	=	225,546
Adjusted Cost	= 166,465	Value Per SqFt		169.84

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143243	14x7		98	23.96		2,348
PRCH	SLAB PORCH - COVERED	143245	12x4		48	24.12		1,158



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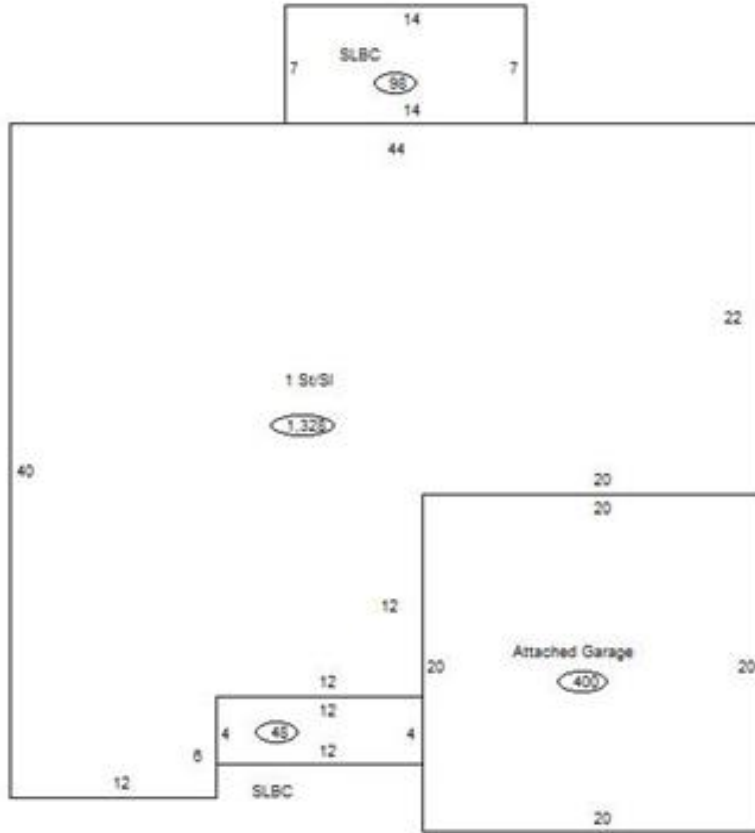
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Sketch Image

660101664



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,328	1.000	1,328
2	M	PRCH		10	SLBC	98	1.000	98
3	G	1		10	Attached Garage	400	1.000	400
4	M	PRCH		10	SLBC	48	1.000	48
Total Building Area						1,328		1,328