



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:46:06  
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Assessment Data					Primary Image																																																																					
<b>Account</b> 660101665 <b>Parcel ID</b> 000000000-0000415-005-0005 <b>Cadastral ID</b> 30-21-16-13030 <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> 340998 LITOWIEAM LLC  23354 S BECKY BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23354 S BECKY BLVD <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0005 / 0005 <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> Lot/Long: 36.27301177 -95.64915560 LOT 5 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	0.197		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,581.00 x 5.64 = 48,409		
Factor Value			
Adjustments	1.0000		
Lot Value	48,409		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,479 / 1,479
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,479
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	415 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	207,823	140.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	192,410		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.06	Total Misc Impr	+	2,666	
Roofing Adj	+ 4.53	Garage Cost	+	12,002	
Subfloor Adj	+ -1.17	Total RCN	=	198,670	
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	9,934	
Plumbing Adj	+ 9.52	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	188,736	
Adj Base Cost	= 124.41	Lot Value	+	48,409	
Total Area	x 1,479	Indicated Value	=	237,145	
Adjusted Cost	= 184,002	Value Per SqFt		160.34	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,736		
Lot Value	48,409		
Indicated Value	237,145	160.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,145	160.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143249	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	143251	5x4		20	24.21		484

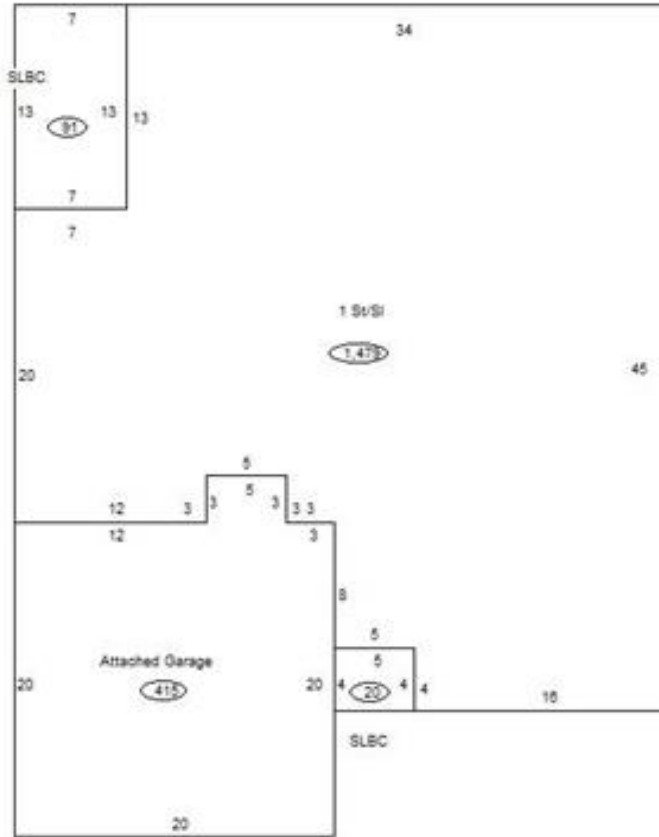


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Sketch Image

660101665



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,479	1.000	1,479
2	M	PRCH		10	SLBC	91	1.000	91
3	G	1		10	Attached Garage	415	1.000	415
4	M	PRCH		10	SLBC	20	1.000	20
<b>Total Building Area</b>						<b>1,479</b>		<b>1,479</b>