



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:13
Page 1

Assessment Data				Primary Image																																																					
Account 660104357 Parcel ID 00000-0-0-0000416-001-0017 Cadastral ID 30-21-16-13670 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 334380 COLLINS, HOLLY TYANNE & KYLE ROBERT 23570 S BECKY BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23570 S BECKY BLVD Subdivision KING RIDGE IV Lot/Block 0017 / 0001 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: 36.27031999 -95.64858573										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>R21 08</td> <td>R22- NEW 1422 SQ FT SFR</td> <td>01/2021</td> <td>05/2021</td> <td>100,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 08	R22- NEW 1422 SQ FT SFR	01/2021	05/2021	100,000																																
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Date 04/18/2026
 Time 10:13:13
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2183		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,508.00 x 5.43 = 51,653		
Factor Value			
Adjustments	0.8000		
Lot Value	41,322		



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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	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,424
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	207,401	145.65 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	186,690	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	188,199		
Lot Value	41,322		
Indicated Value	229,521	161.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	229,521	161.18	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.08	Total Misc Impr	+ 2,526
Roofing Adj	+ 4.58	Garage Cost	+ 14,362
Subfloor Adj	+ -1.20	Total RCN	= 196,041
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 7,842
Plumbing Adj	+ 9.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 188,199
Adj Base Cost	= 125.81	Lot Value	+ 41,322
Total Area	x 1,424	Indicated Value	= 229,521
Adjusted Cost	= 179,153	Value Per SqFt	161.18

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150396	14x7		98	10.86		1,064
PRCH	Slab Porch - Covered	150397	16x3		48	24.12		1,158
PATO	Slab Porch - Open	150398	7x4		28	10.86		304



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Page 4

660104357

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						