



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 660104359 Parcel ID 00000-0-0-0000416-001-0019 Cadastral ID 30-21-16-13690 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 334347 ASHBY, COLENA MELISSA & EMANUEL YEPEZ 23542 S BECKY BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23542 S BECKY BLVD Subdivision KING RIDGE IV Lot/Block 0019 / 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: 36.27048479 -95.64904275																																																									
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 14</td> <td>R22- NEW 1559 SQ FT SFR</td> <td>02/2021</td> <td>05/2021</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 14	R22- NEW 1559 SQ FT SFR	02/2021	05/2021	100,000																																						
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2026	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,824.00 x 5.58 = 49,259	
Factor Value		
Adjustments	0.8000	
Lot Value	39,407	

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	1,589 / 1,589
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,589
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	217,524	136.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	196,070		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.58	Total Misc Impr	+	2,413	
Roofing Adj	+ 4.46	Garage Cost	+	14,362	
Subfloor Adj	+ -1.15	Total RCN	=	210,983	
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	8,439	
Plumbing Adj	+ 8.86	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	202,544	
Adj Base Cost	= 122.22	Lot Value	+	39,407	
Total Area	x 1,589	Indicated Value	=	241,951	
Adjusted Cost	= 194,208	Value Per SqFt		152.27	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,544		
Lot Value	39,407		
Indicated Value	241,951	152.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,951	152.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150406	14x7		98	10.86		1,064
PRCH	Slab Porch - Covered	150407	56		56	24.09		1,349



Rogers

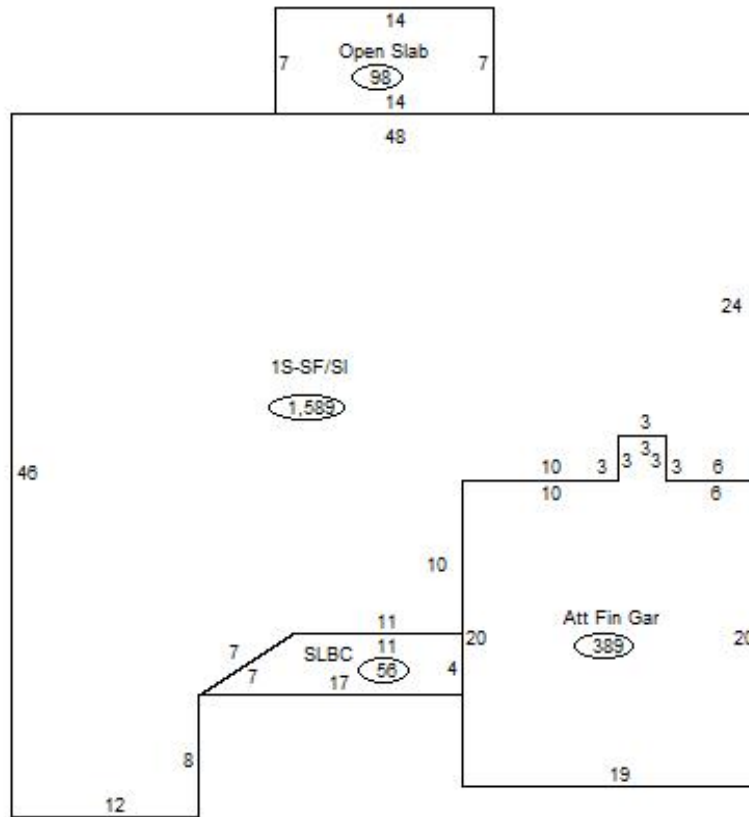
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Sketch Image

660104359



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,589	1.000	1,589
2	G	5		13	Att Fin Gar	389	1.000	389
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	56	1.000	56
Total Building Area						1,589		1,589