



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:18
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Assessment Data				Primary Image						
Account	660104360									
Parcel ID	00000-0-0-0000416-001-0020									
Cadastral ID	30-21-16-13700									
Property Type	REAL - Real Property									
Property Class	URP	VI Area 1								
Tax Area	85 - CLRM SD-VERD TOWN/FIRE									
Name ID	334358									
HEARD, KEVIN & STACY W										
23528 S BECKY BLVD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	23528 S BECKY BLVD									
Subdivision	KING RIDGE IV									
Lot/Block	0020 / 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 Lat/Long: 36.27063220 -95.64929672				Building Permits						
LOT 20 BLOCK 1 KING RIDGE IV				Number	Description	Opened	Closed	Amount		
				R21 15	R22- NEW 1422 SQ FT SFR	02/2021	05/2021	100,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA/	05/07/2021	176,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2022		Land Value	39,153	28,596	11%	3,146	Assessed	22,412	2,446.76
Year Frozen			Improvements	188,590	175,146		19,266	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	227,743	203,742		22,412	Total Taxable	22,412	2,447.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104360	HEARD, KEVIN & STACY W			85	221,961	0	21,345	2,330.00	
2024	2024-660104360	HEARD, KEVIN & STACY W			85	222,310	0	20,328	2,088.00	
2023	2023-660104360	HEARD, KEVIN & STACY W			85	176,000	0	19,360	1,972.00	
2022	2022-660104360	HEARD, KEVIN & STACY W			85	176,000	0	19,360	1,991.00	
2021	2021-660104360	HEARD, KEVIN & STACY W			85	5,354	0	589	58.00	



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2005		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,733.00 x 5.60 = 48,941		
Factor Value			
Adjustments	0.8000		
Lot Value	39,153		



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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	188,590		
Lot Value	39,153		
Indicated Value	227,743	159.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,743	159.93	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.08	Total Misc Impr	+	2,933
Roofing Adj	+ 4.58	Garage Cost	+	14,362
Subfloor Adj	+ -1.20	Total RCN	=	196,448
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	7,858
Plumbing Adj	+ 9.88	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	188,590
Adj Base Cost	= 125.81	Lot Value	+	39,153
Total Area	x 1,424	Indicated Value	=	227,743
Adjusted Cost	= 179,153	Value Per SqFt		159.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150410	14x10		140	10.51		1,471
PRCH	Slab Porch - Covered	150411	16x3		48	24.12		1,158
PATO	Slab Porch - Open	150412	7x4		28	10.86		304



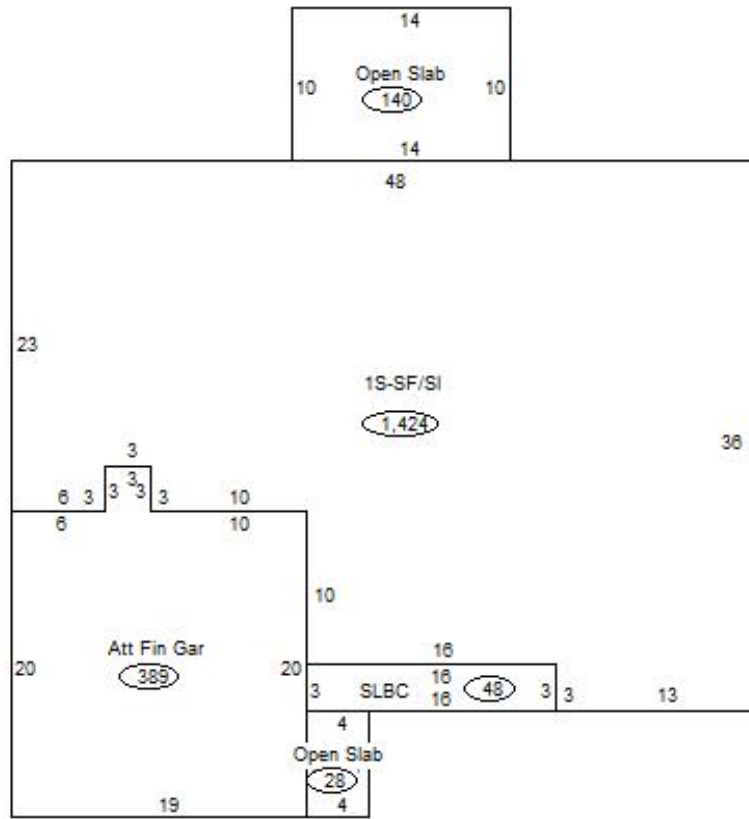
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Sketch Image

660104360



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,424	1.000	1,424
2	G	5		13	Att Fin Gar	389	1.000	389
3	M	PATO		13	Open Slab	140	1.000	140
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PATO		13	Open Slab	28	1.000	28
Total Building Area						1,424		1,424