



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:24
Page 1

Assessment Data					Primary Image																																																				
Account 660104363 Parcel ID 00000-0-0-0000416-001-0023 Cadastral ID 30-21-16-13730 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 334554 PRATT, JASMINE RASHAE & MARQUIS LANTEZZ 23494 S BECKY BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23494 S BECKY BLVD Subdivision KING RIDGE IV Lot/Block 0023 / 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: 36.27120702 -95.64958471																																																									
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 19</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 19	R22- NEW 1559 SQ FT SFR	02/2021	05/2021	100,000																																						
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Time 10:13:24
Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2267		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,873.00 x 5.36 = 52,931		
Factor Value			
Adjustments	0.8000		
Lot Value	42,345		



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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	1,577 / 1,577
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,577
Fixture/RghIn	/
Bed/F/H Bath	4 / 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
Adjusted R	0.8445	
Indicated Value	216,787	137.47 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	5	
Indicated Value	195,240	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	198,393		
Lot Value	42,345		
Indicated Value	240,738	152.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,738	152.66	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.74	Total Misc Impr	+ 2,820
Roofing Adj	+ 4.47	Garage Cost	+ 14,362
Subfloor Adj	+ -1.15	Total RCN	= 206,659
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 8,266
Plumbing Adj	+ 6.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 198,393
Adj Base Cost	= 120.15	Lot Value	+ 42,345
Total Area	x 1,577	Indicated Value	= 240,738
Adjusted Cost	= 189,477	Value Per SqFt	152.66

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150521	14x10		140	10.51		1,471
PRCH	Slab Porch - Covered	150522	56		56	24.09		1,349



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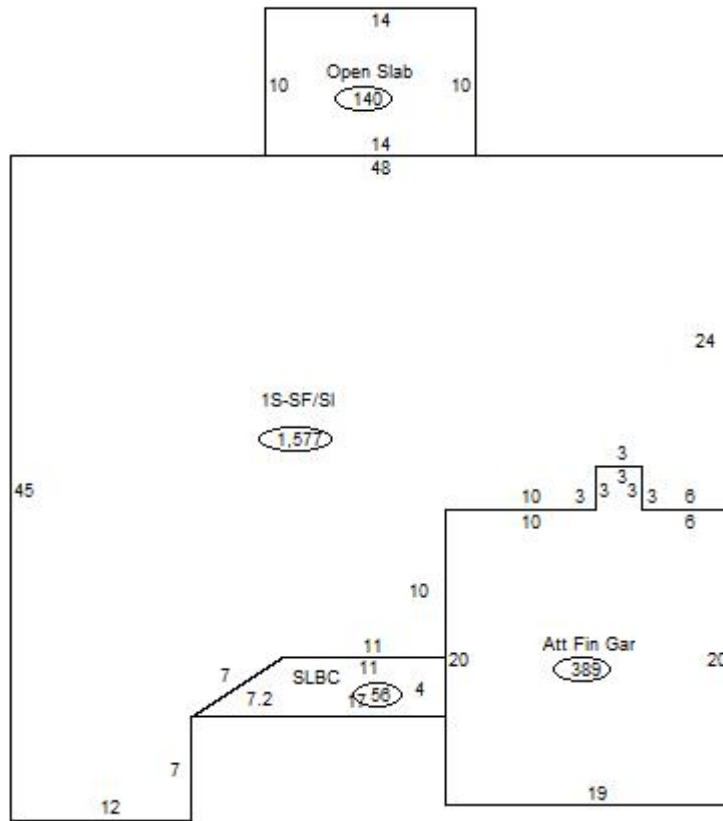
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 Page 3

Sketch Image

660104363



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,577	1.000	1,577
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	56	1.000	56
Total Building Area						1,577		1,577