



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:13:25
 Page 1

Assessment Data					Primary Image																																																				
Account 660104364 Parcel ID 00000-0-0-0000416-001-0024 Cadastral ID 30-21-16-13740 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 334553 RABBIT, DORENE ANN & IVY JOMEHA VANN 23484 S BECKY BLVD CLAREMORE OK 74019-0000 Parcel Location Situs 23484 S BECKY BLVD Subdivision KING RIDGE IV Lot/Block 0024 / 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: 36.27141227 -95.64961116																																																									
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 17</td> <td>R22- NEW 1480 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 17	R22- NEW 1480 SQ FT SFR	02/2021	05/2021	100,000																																						
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Lot Data		Square-Foot - NBHD 1109 #1	
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	8,825.00 x 5.58 = 49,263		
Factor Value			
Adjustments	0.8000		
Lot Value	39,410		



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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	1,530 / 1,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,530
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	409 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	215,692	140.98	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	196,150 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.32	Total Misc Impr	+ 2,918
Roofing Adj	+ 4.49	Garage Cost	+ 14,892
Subfloor Adj	+ -1.15	Total RCN	= 202,864
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 8,115
Plumbing Adj	+ 6.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 194,749
Adj Base Cost	= 120.95	Lot Value	+ 39,410
Total Area	x 1,530	Indicated Value	= 234,159
Adjusted Cost	= 185,054	Value Per SqFt	153.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,749		
Lot Value	39,410		
Indicated Value	234,159	153.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,159	153.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150525	13x7		91	23.98		2,182
PRCH	Slab Porch - Covered	150526	4x4		16	24.22		388
PATO	Slab Porch - Open	150527	8x4		32	10.86		348

