



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:22:09  
Page 1

Assessment Data					Primary Image																													
Account	660109199																																	
Parcel ID	000418-0002-007-0-000-00																																	
Cadastral ID	30-21-16-14420																																	
Property Type	REAL - Real Property																																	
Property Class	URP	VI Area 1																																
Tax Area	85 - CLRM SD-VERD TOWN/FIRE																																	
Name ID	347797																																	
BLUE, BRYCE																																		
10101 E BISWELL CT CLAREMORE OK 74019-0000																																		
Parcel Location																																		
Situs	10101 E BISWELL CT																																	
Subdivision	KING RIDGE V																																	
Lot/Block	0007 / 0002	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: 36.27659818 -95.64924911																																		
LOT 7 BLOCK 2 KING RIDGE V																																		
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>R25 004</td> <td>NEW SFR</td> <td>03/2025</td> <td>09/2025</td> <td>117,350</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 004	NEW SFR	03/2025	09/2025	117,350																				
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Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																									
Remove Cap	2026		Land Value	53,360	53,360	11%	Assessed	26,071	2,846.22																									
Year Frozen			Improvements	183,645	183,645		Penalty	0																										
Uncapped Value	183,645		Mobile Home	0	0	0	Exemption	0	0.00																									
TIF Project ID	0		Total Value	237,005	237,005	26,071	Total Taxable	26,071	2,846.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660109199	BLUE, BRYCE			85	7,304	0	803	87.00																									



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1877		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,175.00 x 5.75 = 46,988		
Factor Value			
Adjustments	1.1356		
Lot Value	53,360		



660109199\_001.JPG 9/24/2025

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	1,351 / 1,351
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,351
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	416 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Cost Approach Manual : 01/2025

Base Cost	102.12	Total Misc Impr	+	1,922
Roofing Adj	+ 4.63	Garage Cost	+	15,068
Subfloor Adj	+ -1.21	Total RCN	=	185,500
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	-	1,855
Plumbing Adj	+ 7.72	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	183,645
Adj Base Cost	= 124.73	Lot Value	+	53,360
Total Area	x 1,351	Indicated Value	=	237,005
Adjusted Cost	= 168,510	Value Per SqFt		175.43

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	183,645		
Lot Value	53,360		
Indicated Value	237,005	175.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,005	175.43	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176211	6x5		30	24.17		725
PATC	Patio - Covered	176212	9x7		63	19.00		1,197

