



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																
<b>Account</b> 660109275 <b>Parcel ID</b> 000418-0006-012-0-000-00 <b>Cadastral ID</b> 25-21-15-02620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 345925 BREZARICH, AUSTIN JOHN  23360 S BASEL PL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23360 S BASEL PL <b>Subdivision</b> KING RIDGE V <b>Lot/Block</b> 0012 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 25 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>660109275_001.JPG 1/7/2025</p>																																																																
<b>Legal Description</b> Lot/Long: 36.27325465 -95.65308408 LOT 12 BLOCK 6 KING RIDGE V																																																																					
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1651		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,191.00 x 5.95 = 42,786		
Factor Value			
Adjustments	1.1090		
Lot Value	47,451		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,619 / 1,619
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,619
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	396 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

660109275\_001.JPG 1/7/2025

Cost Approach		Manual : 01/2025	
Base Cost	97.78	Total Misc Impr	+ 2,587
Roofing Adj	+ 4.45	Garage Cost	+ 14,553
Subfloor Adj	+ -1.15	Total RCN	= 209,785
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,196
Plumbing Adj	+ 6.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 205,589
Adj Base Cost	= 118.99	Lot Value	+ 47,451
Total Area	x 1,619	Indicated Value	= 253,040
Adjusted Cost	= 192,645	Value Per SqFt	156.29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,589		
Lot Value	47,451		
Indicated Value	253,040	156.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	253,040	156.29	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	162750	6x5		30	24.17	725
PATC	Patio - Covered	162751	14x7		98	19.00	1,862



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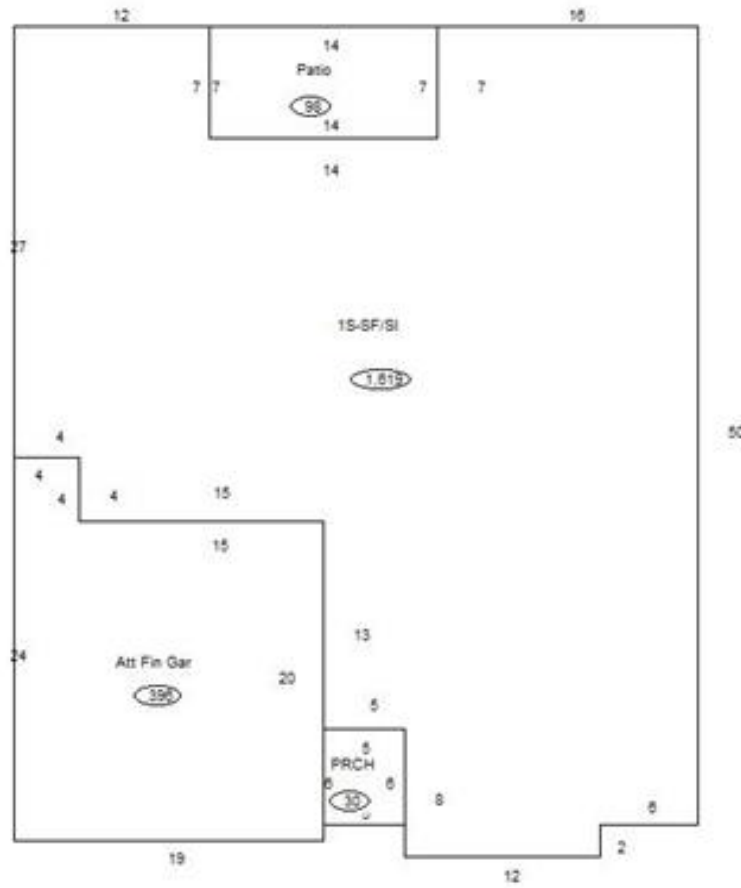
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Sketch Image

660109275



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,619	1.000	1,619
2	G	5		10	Att Fin Gar	396	1.000	396
3	M	PRCH		10	PRCH	30	1.000	30
4	M	PATC		10	Patio	98	1.000	98
<b>Total Building Area</b>						1,619		1,619