




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account 660001971 Parcel ID 000000-00-0-00066-002-0007 Cadastral ID 03-20-15-04000 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 288129 PATTERSON, HEATHER DAWN TRUSTEE 25785 S BRANDON TERR DR CLAREMORE OK 74019-0000 Parcel Location Situs 25785 S BRANDON TERRACE DR Subdivision BRANDON TERRACE Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-18\IMG_00: 10/25/2021</p>				
Legal Description Lot/Long: 36.23765558 -95.69585919 LOT 7 BLOCK 2 BRANDON TERRACE									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					6571	NEW HOME R2	01/2000	11/2001	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1661/856	SPARKS, BOB & THERESA	03/09/2005	335,000	YES
					982/822	STEIDLEY, JUAN DWAYNE	02/24/1995	11,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2006	Land Value	33,253	33,253	11%	3,658	Assessed	43,347	4,513.80
Year Frozen	0	Improvements	360,808	360,808		39,689	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	394,061	394,061		43,347	Total Taxable	43,347	4,514.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001971	PATTERSON, HEATHER DAWN	4	375,460	0	41,301	4,300.00		
2024	2024-660001971	PATTERSON, HEATHER DAWN	4	392,583	0	41,614	3,989.00		
2023	2023-660001971	PATTERSON, HEATHER DAWN	4	365,178	0	39,633	3,741.00		
2022	2022-660001971	PATTERSON, HEATHER DAWN	4	373,553	0	37,746	3,628.00		
2021	2021-660001971	PATTERSON, HEATHER DAWN	4	326,801	0	35,948	3,364.00		
2020	2020-660001971	PATTERSON, HEATHER DAWN	4	321,101	0	35,321	3,313.00		
2019	2019-660001971	PATTERSON, HEATHER DAWN	4	307,117	0	33,783	3,218.00		
2018	2018-660001971	PATTERSON, HEATHER DAWN	4	316,415	0	34,806	3,318.00		
2017	2017-660001971	PATTERSON, HEATHER DAWN	4	313,616	0	34,498	3,296.00		
2016	2016-660001971	PATTERSON, HEATHER DAWN	4	304,903	0	33,539	3,215.00		
2015	2015-660001971	PATTERSON, HEATHER DAWN	4	296,397	0	32,322	3,121.00		
2014	2014-660001971	PATTERSON, HEATHER DAWN	4	299,566	0	30,782	2,813.00		
2013	2013-660001971	PATTERSON, HEATHER DAWN	4	280,878	0	29,317	2,776.00		



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0383	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	45,227.00 x .74 = 33,253	
Factor Value		
Adjustments	1.0000	
Lot Value	33,253	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,254 / 3,334
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,254
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	912 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	417,528	125.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	156,660		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	360,808		
Lot Value	33,253		
Indicated Value	394,061	118.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	394,061	118.19	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.33	Total Misc Impr	+	31,060			
Roofing Adj	+ 3.54	Garage Cost	+	42,536			
Subfloor Adj	+ -2.30	Total RCN	=	462,574			
Heat/Cool Adj	+ 14.47	Depreciation (22%)	-	101,766			
Plumbing Adj	+ 7.63	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	360,808			
Adj Base Cost	= 116.67	Lot Value	+	33,253			
Total Area	x 3,334	Indicated Value	=	394,061			
Adjusted Cost	= 388,978	Value Per SqFt		118.19			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	5218	512		512	27.80		14,234
PRCH	SLAB PORCH - COVERED	5219	368		368	28.25		10,396



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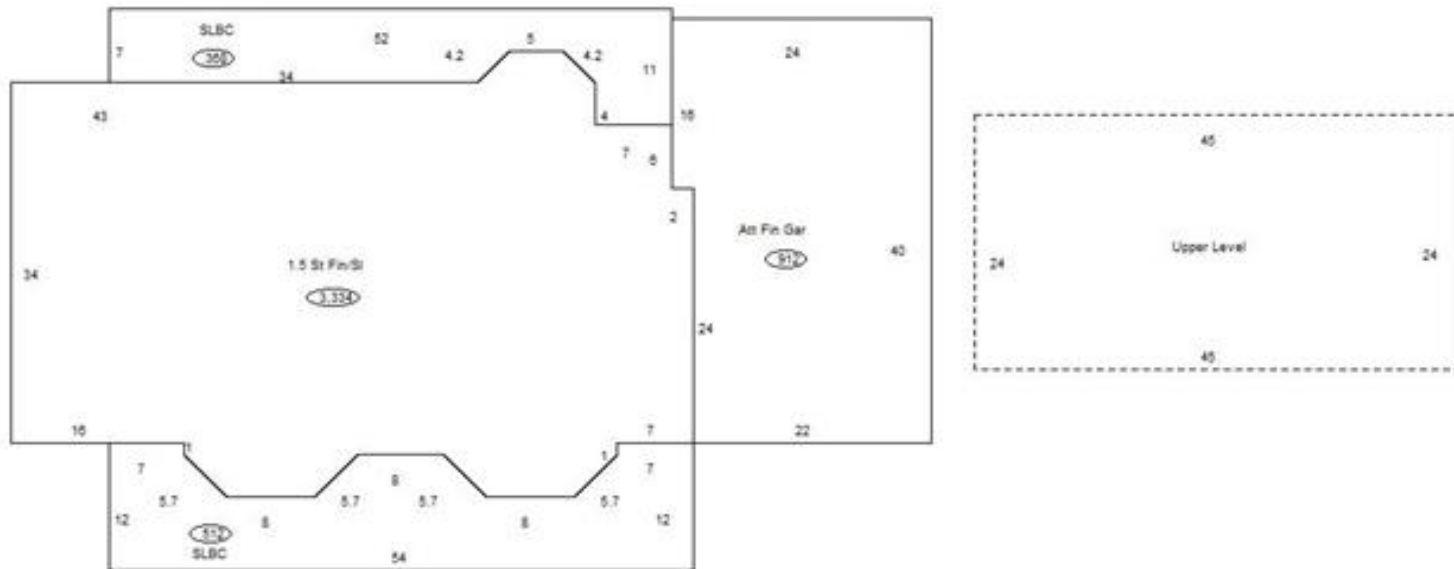
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Sketch Image

660001971



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,254	1.479	3,334
2	G	5		13	Att Fin Gar	912	1.000	912
3	M	PRCH		13	SLBC	512	1.000	512
4	M	PRCH		13	SLBC	368	1.000	368
5	U	^UL	Overhang	13	Upper Level	1,080	1.000	1,080
Total Building Area						2,254		3,334