Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660001975
Parcel ID 000000-00-0-00066-002-0011
Cadastral ID 03-20-15-04040
Property Type REAL - Real Property
Property Class RRP **VI Area** 3
Tax Area 4 - VERDIGRIS/VERD FIRE
Name ID 319892

BECKWITH, KHRISTI LYN &
PATRICK A

25665 S BRANDON TERRACE DR
CLAREMORE OK 74019-0000

Parcel Location

Situs 25665 S BRANDON TERRACE DR
Subdivision BRANDON TERRACE
Lot/Block 0011 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng 3 / 20 / 15 / 5
Neighborhood 1046 - R-V03-SW VERDIGRIS
School District S008 - VERDIGRIS SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.23918551 -95.69561527

LOT 11 BLOCK 2 BRANDON TERRACE

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
2589/250	DOBBS, JASON & MARIS	10/27/2016	210,000	YES
2494/719	STARK, RICHARD &	08/20/2015	175,000	YES
1700/608	BROOKS, ARLENE M	07/22/2005	164,000	YES
896/765	CENTER, BETTY JEAN	10/26/1992	95,000	Yes

Parcel Valuation

Source	REAL
Remove Cap	2017
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	33,536	33,536	11%	3,689
Improvements	223,038	223,038		24,535
Mobile Home	0	0		0
Total Value	256,574	256,574		28,224

Levy Rate	104.132	Current Tax
Assessed	28,224	2,939.02
Penalty	0	
Exemption	0	0.00
Total Taxable	28,224	2,939.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001975	BECKWITH, KHRISTI LYN &	4	244,575	0	26,904	2,801.00
2024	2024-660001975	BECKWITH, KHRISTI LYN &	4	258,955	0	26,860	2,575.00
2023	2023-660001975	BECKWITH, KHRISTI LYN &	4	232,557	0	25,581	2,415.00
2022	2022-660001975	BECKWITH, KHRISTI LYN &	4	235,068	0	25,857	2,485.00
2021	2021-660001975	BECKWITH, KHRISTI LYN &	4	225,284	0	24,781	2,319.00
2020	2020-660001975	BECKWITH, KHRISTI LYN &	4	223,628	0	24,512	2,299.00
2019	2019-660001975	BECKWITH, KHRISTI LYN &	4	212,221	0	23,344	2,223.00
2018	2018-660001975	BECKWITH, KHRISTI LYN &	4	218,382	0	24,022	2,289.00
2017	2017-660001975	BECKWITH, KHRISTI LYN &	4	216,293	0	23,792	2,273.00
2016	2016-660001975	DOBBS, JASON & MARIS	4	175,224	0	19,275	1,848.00
2015	2015-660001975	DOBBS, JASON & MARIS	4	170,432	1000	17,748	1,724.00
2014	2014-660001975	STARK, RICHARD &	4	175,135	1000	17,810	1,638.00
2013	2013-660001975	STARK, RICHARD &	4	166,071	1000	17,262	1,645.00

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Lot Data

Square-Foot - NBHD 1046 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0568	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	46,034.00 x .73 = 33,536	
Factor Value		
Adjustments	1.0000	
Lot Value	33,536	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,963 / 1,963
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,963
Fixture/Rghln	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1986 / 21

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,859	118.62	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	11,360		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		106.26	**Total Misc Impr**	+	8,842
Roofing Adj	+	4.72	**Garage Cost**	+	19,965
Subfloor Adj	+	-2.21	**Total RCN**	=	282,662
Heat/Cool Adj	+	12.64	**Depreciation (25%)**	-	70,666
Plumbing Adj	+	7.91	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	211,996
Adj Base Cost	=	129.32	**Lot Value**	+	33,536
Total Area	x	1,963	**Indicated Value**	=	245,532
Adjusted Cost	=	253,855	**Value Per SqFt**		125.08

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	211,996		
Lot Value	33,536		
Indicated Value	245,532	125.08	**Per SqFt**
Agland Value			
Site Improvements	11,042		
Total Value	256,574	130.71	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5240	5x5		25	26.85		671
PRCH	SLAB PORCH - COVERED	5241	12x8		96	26.63		2,556

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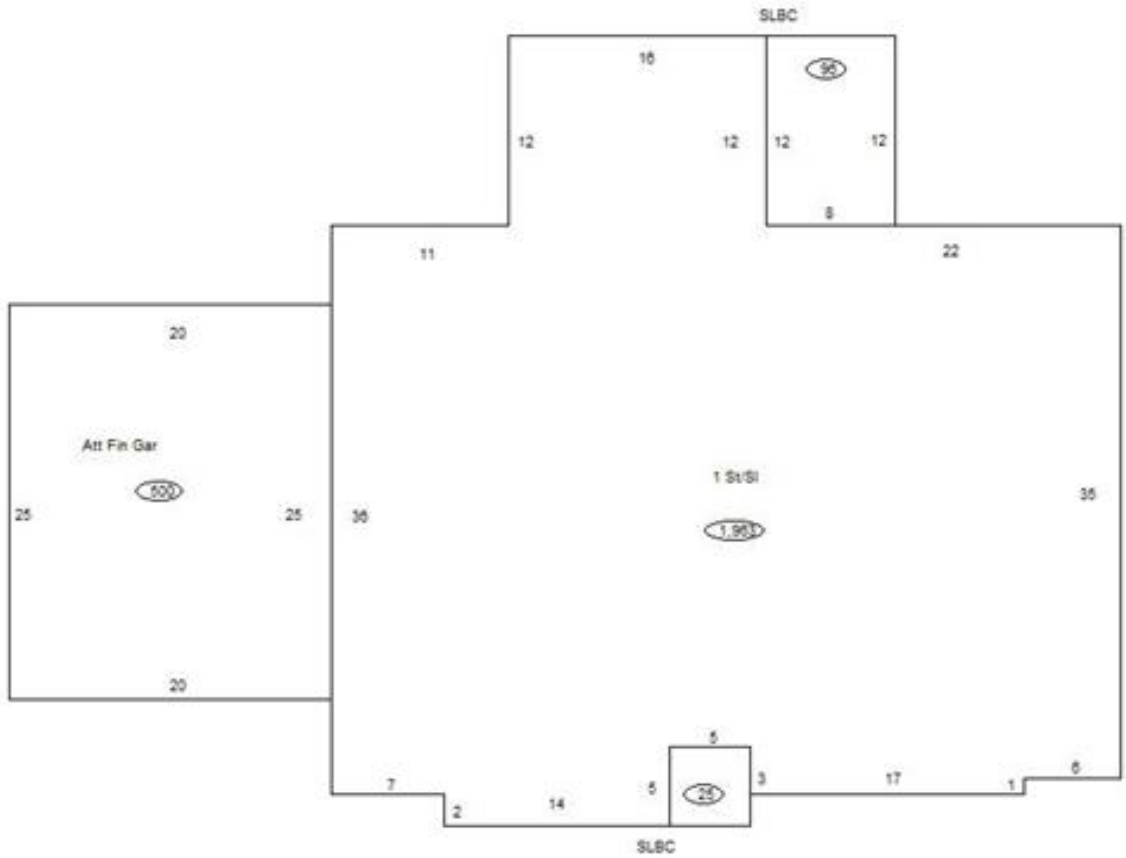
Sketch Image 660001975



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,963	1.000	1,963
2	G	5		10	Att Fin Gar	500	1.000	500
3	M	PRCH		10	SLBC	25	1.000	25
4	M	PRCH		10	SLBC	96	1.000	96
					Total Building Area	1,963		1,963

Outbuildings/Site Improvements 660001975

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual 3	**Cond** 2.5	**Year** 2015	**Eff Age** 10		

Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	1,309	1,807

	UTIL	Utility Building	26x28x8	Concrete	Composition Shingle	728
	Qual 2	**Cond** 3	**Year** 1986	**Eff Age** 30		

Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
Base Cost (29.50 x 728)	21,476		21,476	12,241	9,235