




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 660001981 Parcel ID 000000-00-0-00066-002-0017 Cadastral ID 03-20-15-04100 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 321222 BELLER, DEREK D & ALLISON R 25506 S BRANDON TERRACE CLAREMORE OK 74019-0000 Parcel Location Situs 25506 S BRANDON TERRACE DR Subdivision BRANDON TERRACE Lot/Block 0017 / 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_001 10/25/2021</p>														
Legal Description Lat/Long: 36.24203511 -95.69577229																			
LOT 17 BLOCK 2 BRANDON TERRACE					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2628/163	BARNES, WILLIAM W &	04/17/2017	258,000	WG										
					2263/586	BROOKFIELD GLOBAL RELOCATION	08/03/2012	217,000	WG										
					2263/585	NELSON, MICHAEL PAUL &	07/09/2012	217,000											
					1940/413	STANFORD, WILLIAM W	03/18/2008	216,000	11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2018		Land Value 32,406	32,406	11%	3,565	Assessed	26,421	2,751.27										
Year Frozen	0		Improvements 215,955	207,782		22,856	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 248,361	240,188		26,421	Total Taxable	25,421	2,664.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001981	BELLER, DEREK D & ALLISON R			4	233,193	1000	24,651	2,583.00										
2024	2024-660001981	BELLER, DEREK D & ALLISON R			4	246,253	1000	26,088	2,511.00										
2023	2023-660001981	BELLER, DEREK D & ALLISON R			4	256,309	1000	27,194	2,577.00										
2022	2022-660001981	BELLER, DEREK D & ALLISON R			4	259,647	1000	27,499	2,654.00										
2021	2021-660001981	BELLER, DEREK D & ALLISON R			4	249,809	1000	26,479	2,488.00										
2020	2020-660001981	BELLER, DEREK D & ALLISON R			4	250,859	0	27,548	2,584.00										
2019	2019-660001981	BELLER, DEREK D & ALLISON R			4	238,512	0	26,236	2,499.00										
2018	2018-660001981	BELLER, DEREK D & ALLISON R			4	245,230	0	26,975	2,571.00										
2017	2017-660001981	BELLER, DEREK D & ALLISON R			4	238,770	0	26,265	2,510.00										
2016	2016-660001981	BARNES, WILLIAM W &			4	232,583	0	25,584	2,452.00										
2015	2015-660001981	BARNES, WILLIAM W &			4	226,748	0	24,942	2,409.00										
2014	2014-660001981	BARNES, WILLIAM W &			4	233,631	0	25,135	2,297.00										
2013	2013-660001981	BARNES, WILLIAM W &			4	217,619	0	23,938	2,267.00										




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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9919 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 43,208.00 x .75 = 32,406 Factor Value Adjustments 1.0000 Lot Value 32,406		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-18\IMG_001 10/25/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,960 / 2,680
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,960
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	288,615	107.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	354,460		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.69	Total Misc Impr	+ 12,582				
Roofing Adj	+ 3.45	Garage Cost	+ 22,165				
Subfloor Adj	+ -1.62	Total RCN	= 330,753				
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 122,379				
Plumbing Adj	+ 7.29	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 208,374				
Adj Base Cost	= 110.45	Lot Value	+ 32,406				
Total Area	x 2,680	Indicated Value	= 240,780				
Adjusted Cost	= 296,006	Value Per SqFt	89.84				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,374		
Lot Value	32,406		
Indicated Value	240,780	89.84	Per SqFt
Agland Value			
Site Improvements	7,581		
Total Value	248,361	92.67	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	5262	17x12		204	26.29		5,363
PRCH	SLAB PORCH - COVERED	118831	12x5		60	26.74		1,604



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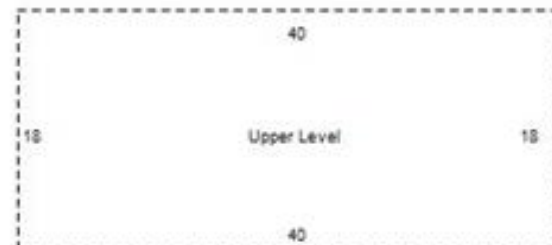
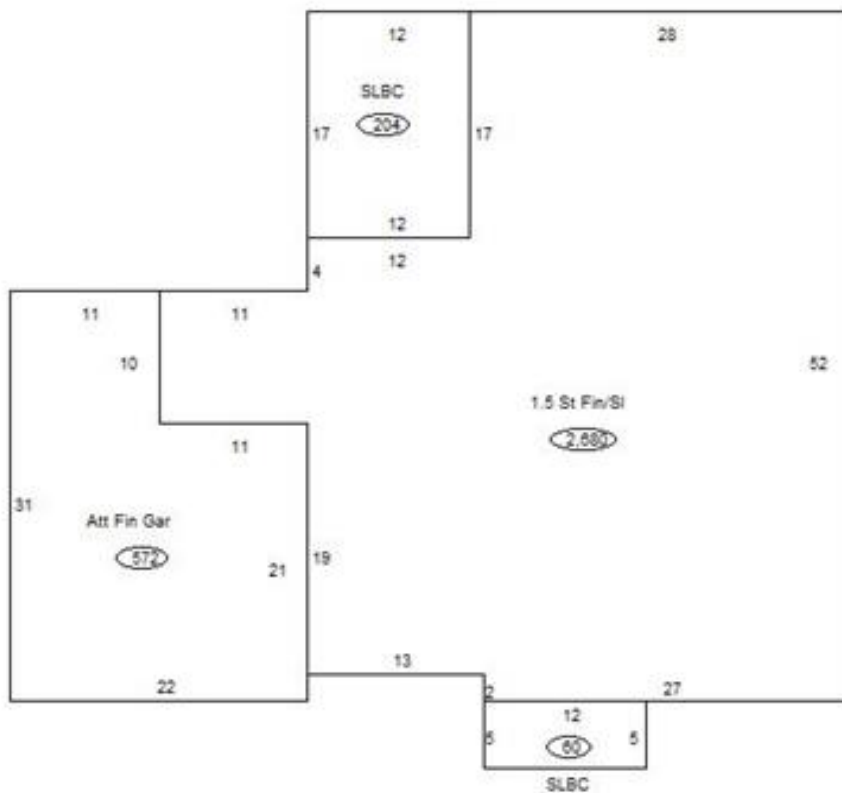
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Sketch Image

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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/SI	1,960	1.367	2,680
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	204	1.000	204
4	U	^UL	Overhang	13	Upper Level	720	1.000	720
5	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						1,960		2,680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x32x8	Plank	Composition Shingle	448
	Qual 2	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (16.22 x 448)	7,267		7,267	2,689
				4,578

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x10	Plank	Formed Metal	200
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (23.83 x 200)	4,766		4,766	1,763
				3,003



Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open (PORTABLE/NOT ATTACHED)	8x8x0	Plank		64
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD
Base Cost (28.92 x 64)	1,851		1,851	1,851