



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:57:10
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Assessment Data					Primary Image																																																																																																																				
Account 660002143 Parcel ID 000000-00-0-00081-001-0013 Cadastral ID 03-20-15-05730 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 313944 DEAN, JEFFREY 7752 E BRIT DR CLAREMORE OK 74019-0000 Parcel Location Situs 07752 E BRIT DR Subdivision BRIT PARK Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.24087972 -95.69105892 LOT 13 BLOCK 1 BRIT PARK																																																																																																																									
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0627		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	46,292.00 x .73 =	33,626	
Factor Value			
Adjustments	1.0000		
Lot Value		33,626	



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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	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,208 / 2,388
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,208
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	529 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	264,131 110.61 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	281,370 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	226,568
Lot Value	33,626
Indicated Value	260,194 108.96 Per SqFt
Agland Value	
Site Improvements	2,079
Total Value	262,273 109.83 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.28	Total Misc Impr	+ 12,373
Roofing Adj	+ 2.64	Garage Cost	+ 20,874
Subfloor Adj	+ -1.23	Total RCN	= 294,733
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 94,315
Plumbing Adj	+ 8.17	Lump Sums	+ 26,150
Basement Adj	+ 0.00	RCNLD	= 226,568
Adj Base Cost	= 109.50	Lot Value	+ 33,626
Total Area	x 2,388	Indicated Value	= 260,194
Adjusted Cost	= 261,486	Value Per SqFt	108.96

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	5886		56	56	26.75		1,498
PRCH	SLAB PORCH - COVERED	5887	20x10		200	26.30		5,260
GRDT	Garage - Detached	178362	40x24		960	27.24		26,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x8	Plank	Formed Metal	160
	Qual 3	Cond 3	Year 2009	Eff Age 13		

Valuation Summary	Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160)	3,923		3,923	1,844
				2,079