



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 660002392 Parcel ID 21N16E-03-3-00000-000-0000 Cadastral ID 03-21-16-04400 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 321180 BRESHEARS, JEREMY JOE & JACKIE RAE 1416 N SIOUX AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01416 N SIOUX AVE Subdivision Lot/Block / Parcel Size .48 - Acres Sec/Twn/Rng 3 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-30\IMG_001 3/30/2023</p>														
Legal Description Lat/Long: 36.32267143 -95.59642934																			
S 80' N 165' S 438' W 264' SW SW SW					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										
HV	Veteran	Yes	999,999	13,474	2627/33	HOWELL, JOSEPH E & MARY F TRUST	04/14/2017	119,000	YES										
					904/857	HOWELL, JOSEPH E TRUSTEE	01/25/1993	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2018		Land Value 19,453	19,447	11%	2,139	Assessed	13,474	1,245.40										
Year Frozen	0		Improvements 122,727	103,042		11,335	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	13,474	-1,245.00										
TIF Project ID	0		Total Value 142,180	122,489		13,474	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002392	BRESHEARS, JEREMY JOE &			17	125,864	13082		.00										
2024	2024-660002392	BRESHEARS, JEREMY JOE &			17	133,334	12700		.00										
2023	2023-660002392	BRESHEARS, JEREMY JOE &			17	112,097	12330		.00										
2022	2022-660002392	BRESHEARS, JEREMY JOE &			17	114,477	12592		.00										
2021	2021-660002392	BRESHEARS, JEREMY JOE &			17	117,402	12914		.00										
2020	2020-660002392	BRESHEARS, JEREMY JOE &			17	115,543	12710		.00										
2019	2019-660002392	BRESHEARS, JEREMY JOE &			17	114,803	12628		.00										
2018	2018-660002392	BRESHEARS, JEREMY JOE &			17	119,035	13094		.00										
2017	2017-660002392	BRESHEARS, JEREMY JOE &			17	132,470	0	14,572	1,338.00										
2016	2016-660002392	HOWELL, JOSEPH E & MARY F TRUST			17	129,061	0	14,197	1,333.00										
2015	2015-660002392	HOWELL, JOSEPH E & MARY F TRUST			17	124,948	0	13,744	1,240.00										
2014	2014-660002392	HOWELL, JOSEPH E & MARY F TRUST			17	125,931	0	13,852	1,284.00										
2013	2013-660002392	HOWELL, JOSEPH E & MARY F TRUST			17	120,533	0	13,258	1,213.00										



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5075 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 22,106.00 x .88 = 19,453 Factor Value Adjustments 1.0000 Lot Value 19,453		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,961 / 1,961
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,961
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	154,606 78.84 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	107.94	Total Misc Impr	+	13,907	
Roofing Adj	+ 4.72	Garage Cost	+		
Subfloor Adj	+ -2.21	Total RCN	=	266,798	
Heat/Cool Adj	+ 12.64	Depreciation (54%)	-	144,071	
Plumbing Adj	+ 5.87	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	122,727	
Adj Base Cost	= 128.96	Lot Value	+	19,453	
Total Area	x 1,961	Indicated Value	=	142,180	
Adjusted Cost	= 252,891	Value Per SqFt		72.50	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	122,727
Lot Value	19,453
Indicated Value	142,180 72.50 Per SqFt
Agland Value	
Site Improvements	
Total Value	142,180 72.50 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	6392		93	93	26.64		2,478
PATO	SLAB PORCH - OPEN	6393	26x26		676	8.60		5,814

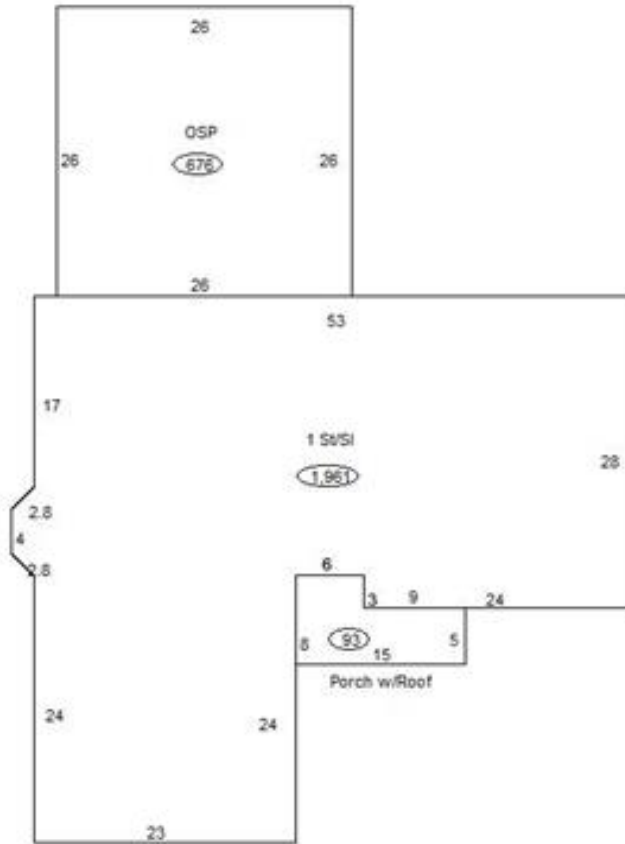


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,961	1.000	1,961
2	M	PRCH		13	SLBC	93	1.000	93
3	M	PATO		13	Open Slab	676	1.000	676
Total Building Area						1,961		1,961



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				