



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	660003090													
Parcel ID	000000-00-0-10435-001-0003													
Cadastral ID	04-21-16-02720													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	347164													
ROEDER, BRANDON WAYNE & SAVANNAH														
234 E 17TH ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00234 E 17TH ST N													
Subdivision	STONEGATE													
Lot/Block	0003 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	4 / 21 / 16 / 5													
Neighborhood	1172 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32532089 -95.60156132														
Building Permits														
LOT 3 BLOCK 1 STONEGATE														
<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					
					/	DURMAN, JOHN S	05/22/2025	280,000	YES					
					/	HALL, JOHN & EMILY	10/02/2023	285,000	YES					
					/	DOSSETT, BRIAN W &	03/01/2023	265,000	YES					
					1285/506	BROCK, GLENN H & F OZELL	04/27/2001	110,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2026	Land Value	107,643	107,643	11%	11,841	Assessed	30,801	2,846.94					
Year Frozen	0	Improvements	172,358	172,358		18,960	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	280,001	280,001		30,801	Total Taxable	30,801	2,847.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003090	ROEDER, BRANDON WAYNE &	17	282,881	0	31,118	2,876.00							
2024	2024-660003090	DURMAN, JOHN S	17	286,075	0	31,468	2,908.00							
2023	2023-660003090	HALL, JOHN & EMILY	17	162,419	0	16,702	1,530.00							
2022	2022-660003090	DOSSETT, BRIAN W &	17	144,601	0	15,906	1,472.00							
2021	2021-660003090	DOSSETT, BRIAN W &	17	157,256	0	17,290	1,527.00							
2020	2020-660003090	DOSSETT, BRIAN W &	17	158,149	0	16,467	1,508.00							
2019	2019-660003090	DOSSETT, BRIAN W &	17	142,573	0	15,683	1,453.00							
2018	2018-660003090	DOSSETT, BRIAN W &	17	148,304	0	16,313	1,507.00							
2017	2017-660003090	DOSSETT, BRIAN W &	17	147,163	0	16,188	1,487.00							
2016	2016-660003090	DOSSETT, BRIAN W &	17	143,645	0	15,801	1,483.00							
2015	2015-660003090	DOSSETT, BRIAN W &	17	141,375	0	15,551	1,403.00							
2014	2014-660003090	DOSSETT, BRIAN W &	17	143,905	0	15,781	1,463.00							
2013	2013-660003090	DOSSETT, BRIAN W &	17	136,633	0	15,030	1,375.00							



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	15750		
Non-Ag Acres	0.2649		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,540.00 x 5.15 = 59,431		
Factor Value			
Adjustments	1.8112		
Lot Value	107,643		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,143 / 1,927
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	784 Attached Garage - Unfinished 2 Stalls
Remodel	KRM -
Year/Eff Age	1974 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	265,123 137.58 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	243,250 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	164,008
Lot Value	107,643
Indicated Value	271,651 140.97 Per SqFt
Agland Value	
Site Improvements	8,350
Total Value	280,001 145.30 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.12	Total Misc Impr	+ 10,558
Roofing Adj	+ 3.45	Garage Cost	+ 29,173
Subfloor Adj	+ 0.00	Total RCN	= 278,409
Heat/Cool Adj	+ 14.47	Depreciation (42%)	- 116,932
Plumbing Adj	+ 6.82	Lump Sums	+ 2,531
Basement Adj	+ 0.00	RCNLD	= 164,008
Adj Base Cost	= 123.86	Lot Value	+ 107,643
Total Area	x 1,927	Indicated Value	= 271,651
Adjusted Cost	= 238,678	Value Per SqFt	140.97

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	7798	9x5		45	29.39		1,323
PRCH	SLAB PORCH - COVERED	7799	12x8		96	29.22		2,805
BALW	BALCONY - WOOD	7801	10x8		80	31.64		2,531



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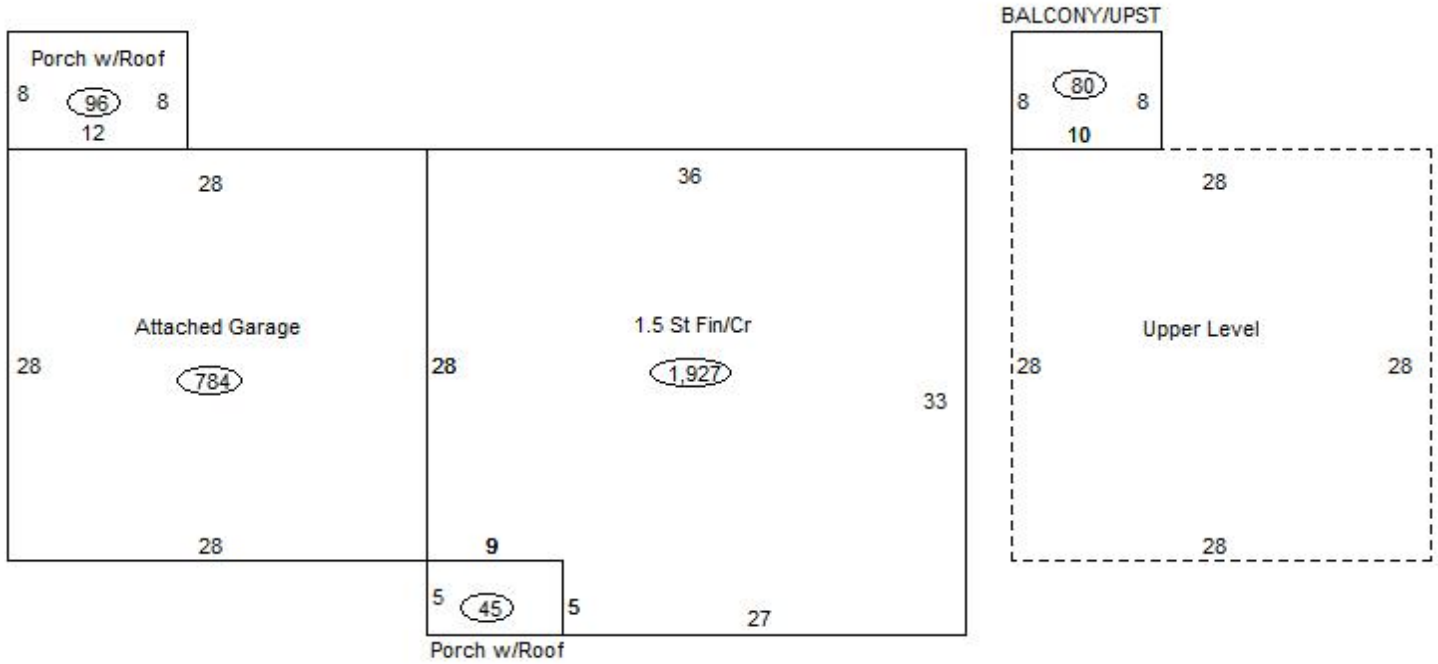
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,143	1.686	1,927
2	G	1		13	Attached Garage	784	1.000	784
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PRCH		13	SLBC	96	1.000	96
5	U	^UL	Overhang	13	Upper Level	784	1.000	784
6	M	BALW		13	Balcony	80	1.000	80
Total Building Area						1,143		1,927



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GA	GAZEBO AVG	0x0x0			1
	Qual 3	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (8,350.00 x 1)		8,350		8,350	8,350
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	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)					