



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:24:24
Page 1

Assessment Data					Primary Image									
Account	660003100				<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0094.JPG 4/5/2023</p>									
Parcel ID	000000-00-0-10435-002-0004													
Cadastral ID	04-21-16-02820													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	256393													
BRASSFIELD, KENNETH D &														
GLENNES L TRUST														
1504 N CHOCTAW PL														
CLAREMORE OK 74017-3116														
Parcel Location														
Situs	01504 N CHOCTAW PL													
Subdivision	STONEGATE													
Lot/Block	0004 / 0002	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: 36.32400662 -95.60091875														
LOT 4 BLOCK 2 STONEGATE														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
918/447	RAY, CLARK E	06/10/1993	86,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	65,379	37,557	11%	4,131	Assessed	14,652						
Year Frozen	0	Improvements	117,052	95,646		10,521	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	182,431	133,203		14,652	Total Taxable	13,652						
								-92.00						
								1,262.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003100	BRASSFIELD, KENNETH D &	17	178,505	1000	13,226	1,222.00							
2024	2024-660003100	BRASSFIELD, KENNETH D &	17	167,022	1000	12,811	1,184.00							
2023	2023-660003100	BRASSFIELD, KENNETH D &	17	135,319	1000	12,409	1,137.00							
2022	2022-660003100	BRASSFIELD, KENNETH D &	17	118,351	1000	12,019	1,113.00							
2021	2021-660003100	BRASSFIELD, KENNETH D &	17	119,604	1000	12,156	1,073.00							
2020	2020-660003100	BRASSFIELD, KENNETH D &	17	122,631	1000	12,217	1,119.00							
2019	2019-660003100	BRASSFIELD, KENNETH D &	17	116,654	1000	11,832	1,096.00							
2018	2018-660003100	BRASSFIELD, KENNETH D &	17	126,439	1000	12,908	1,193.00							
2017	2017-660003100	BRASSFIELD, KENNETH D &	17	125,491	1000	12,804	1,176.00							
2016	2016-660003100	BRASSFIELD, KENNETH D &	17	122,660	1000	12,493	1,173.00							
2015	2015-660003100	BRASSFIELD, KENNETH D &	17	123,654	1000	12,602	1,137.00							
2014	2014-660003100	BRASSFIELD, KENNETH D &	17	124,561	1000	12,702	1,178.00							
2013	2013-660003100	BRASSFIELD, KENNETH D &	17	122,290	1000	12,436	1,138.00							



Rogers

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Date 04/17/2026
Time 03:24:24
Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15750 Non-Ag Acres 0.2914 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,695.00 x 5.15 = 65,379 Factor Value Adjustments 1.0000 Lot Value 65,379		<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0094.JPG 4/5/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,764 / 1,764
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,764
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	534 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42

Cost Approach				Manual : 01/2025			
Base Cost	98.26	Total Misc Impr	+ 10,198				
Roofing Adj	+ 4.28	Garage Cost	+ 14,450				
Subfloor Adj	+ -1.19	Total RCN	= 234,105				
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 117,053				
Plumbing Adj	+ 5.92	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 117,052				
Adj Base Cost	= 118.74	Lot Value	+ 65,379				
Total Area	x 1,764	Indicated Value	= 182,431				
Adjusted Cost	= 209,457	Value Per SqFt	103.42				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	173,640	98.44	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	218,640		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,052		
Lot Value	65,379		
Indicated Value	182,431	103.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	182,431	103.42	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	7845	29x4		116	23.89	2,771
PRCH	SLAB PORCH - COVERED	7846	20x16		320	23.21	7,427



Rogers

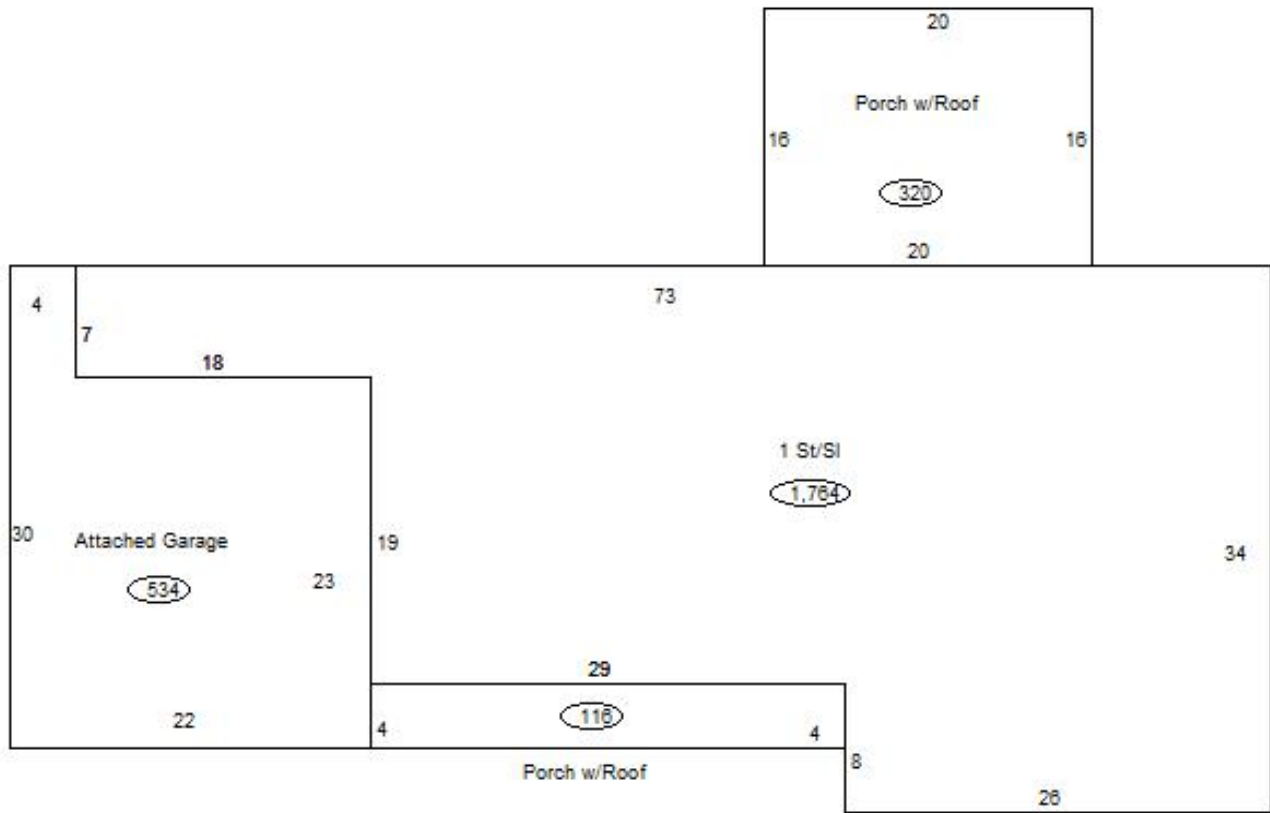
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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:24:24
 Page 3

Sketch Image

660003100



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,764	1.000	1,764
2	G	1		13	Attached Garage	534	1.000	534
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PRCH		13	SLBC	320	1.000	320
Total Building Area						1,764		1,764



Rogers



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Date 04/17/2026
Time 03:24:24
Page 4

660003100

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					