



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:28:55
Page 1

Assessment Data					Primary Image														
Account 660003137 Parcel ID 000000-00-0-10435-006-0004 Cadastral ID 04-21-16-03190 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 325246 BRASSFIELD, JAMES L & CAROL A 1503 N FLORENCE PL CLAREMORE OK 74017-0000 Parcel Location Situs 01503 N FLORENCE PL Subdivision STONEGATE Lot/Block 0004 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0015.JPG 4/10/2023</p>														
Legal Description Lat/Long: 36.32404941 -95.60335402																			
LOT 4 BLOCK 6 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> </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	/	TITAN HOMES LLC	07/20/2018	165,000	YES										
					2685/872	MCMILLEN, JERRY D &	01/11/2018	87,000	10										
					1978/375	ROBERDES, MARK A & TERESA-M	08/29/2008	137,000	YES										
					1961/835	WELLS, KAREN L & MARK A	05/30/2008	0	4										
					1936/478	ROBERDES, MAE E	02/27/2008	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2019		Land Value	59,472	59,472	11%	6,542	Assessed	21,169 1,956.65										
Year Frozen	0		Improvements	132,976	132,976		14,627	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -93.00										
TIF Project ID	0		Total Value	192,448	192,448		21,169	Total Taxable	20,169 1,864.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003137	BRASSFIELD, JAMES L &			17	187,936	1000	19,673	1,818.00										
2024	2024-660003137	BRASSFIELD, JAMES L &			17	205,271	0	21,385	1,976.00										
2023	2023-660003137	BRASSFIELD, JAMES L &			17	188,886	0	20,366	1,866.00										
2022	2022-660003137	BRASSFIELD, JAMES L &			17	176,331	0	19,396	1,795.00										
2021	2021-660003137	BRASSFIELD, JAMES L &			17	179,915	0	19,791	1,748.00										
2020	2020-660003137	BRASSFIELD, JAMES L &			17	177,111	0	19,482	1,784.00										
2019	2019-660003137	BRASSFIELD, JAMES L &			17	169,465	0	18,641	1,727.00										
2018	2018-660003137	BRASSFIELD, JAMES L &			17	146,467	1000	15,111	1,396.00										
2017	2017-660003137	MCMILLEN, JERRY D &			17	145,221	1000	14,974	1,375.00										
2016	2016-660003137	MCMILLEN, JERRY D &			17	141,925	1000	14,612	1,371.00										
2015	2015-660003137	MCMILLEN, JERRY D &			17	140,735	1000	14,481	1,306.00										
2014	2014-660003137	MCMILLEN, JERRY D &			17	141,810	1000	14,319	1,328.00										
2013	2013-660003137	MCMILLEN, JERRY D &			17	136,586	1000	13,873	1,270.00										



Rogers

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Date 04/17/2026
Time 16:28:55
Page 2

Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	15750		
Non-Ag Acres	0.2651		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,548.00 x 5.15 = 59,472		
Factor Value			
Adjustments	1.0000		
Lot Value	59,472		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,686 / 1,686
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,686
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	172,309	102.20	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	197,890		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.82	Total Misc Impr	+ 20,454				
Roofing Adj	+ 4.32	Garage Cost	+ 13,373				
Subfloor Adj	+ -1.15	Total RCN	= 244,257				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 114,801				
Plumbing Adj	+ 8.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 129,456				
Adj Base Cost	= 124.81	Lot Value	+ 59,472				
Total Area	x 1,686	Indicated Value	= 188,928				
Adjusted Cost	= 210,430	Value Per SqFt	112.06				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,456		
Lot Value	59,472		
Indicated Value	188,928	112.06	Per SqFt
Agland Value			
Site Improvements	3,520		
Total Value	192,448	114.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7995	7x2		14	24.22		339
PRCH	SLAB PORCH - COVERED	7996	40x15		600	22.55		13,530
PATO	SLAB PORCH - OPEN	7997	34x15		510	8.13		4,146
PATO	SLAB PORCH - OPEN	7998	40x7		280	8.71		2,439



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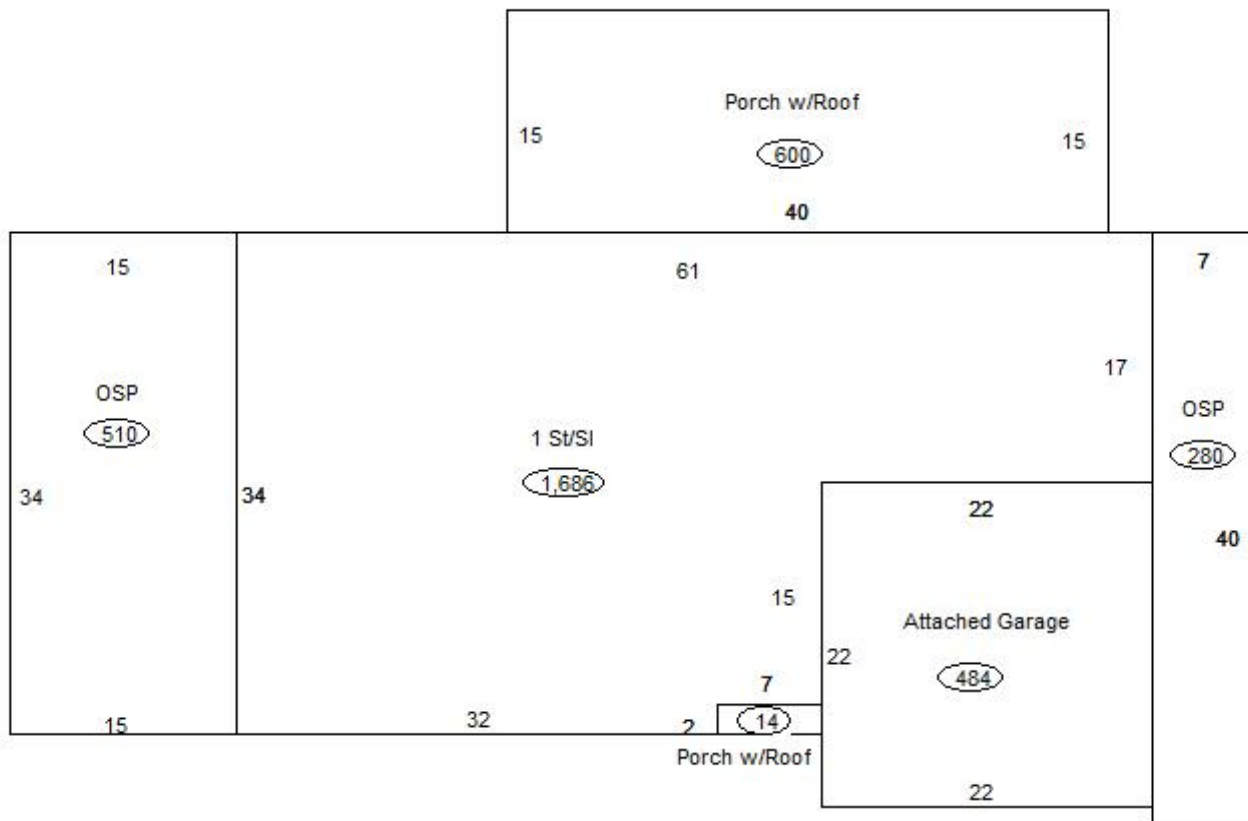
Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
 Time 16:28:55
 Page 3

Sketch Image

660003137



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,686	1.000	1,686
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	14	1.000	14
4	M	PRCH		13	SLBC	600	1.000	600
5	M	PATO		13	Open Slab	510	1.000	510
6	M	PATO		13	Open Slab	280	1.000	280
Total Building Area						1,686		1,686



Rogers


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Date 04/17/2026
Time 16:28:55
Page 4

660003137

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			400
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (16.00 x 400)		6,400		6,400	2,880	3,520