



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 660003874 Parcel ID 000000-00-0-10350-002-0011 Cadastral ID 05-21-16-01190 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 284887 BERRY-BICKELL PROPERTIES LLC 9688 E CLOVER CREEK DR CLAREMORE OK 74017-1489 Parcel Location Situs 01640 LEE Subdivision PARKWAY Lot/Block 0011 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0002.JPG 4/21/2023</p>																																																	
Legal Description Lot/Long: 36.32450515 -95.62405331																																																						
LOT 11 BLOCK 2 PARKWAY					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																																													
					1611/65	CORDRAY, ROGER E	08/10/2004	103,000	YES																																													
					1100/743	HIGHTREE, EDWARD L	02/18/1998	75,500	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2005</td> <td>Land Value 47,704</td> <td>23,889</td> <td>11%</td> <td>2,628</td> <td>Assessed</td> <td>14,257</td> <td>1,317.77</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 121,915</td> <td>105,717</td> <td> </td> <td>11,629</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 169,619</td> <td>129,606</td> <td> </td> <td>14,257</td> <td>Total Taxable</td> <td>14,257</td> <td>1,318.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2005	Land Value 47,704	23,889	11%	2,628	Assessed	14,257	1,317.77	Year Frozen	0	Improvements 121,915	105,717		11,629	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 169,619	129,606		14,257	Total Taxable	14,257	1,318.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003874	BERRY-BICKELL PROPERTIES LLC	17	167,868	0	13,578	1,255.00																																															
2024	2024-660003874	BERRY-BICKELL PROPERTIES LLC	17	163,232	0	12,931	1,195.00																																															
2023	2023-660003874	BERRY-BICKELL PROPERTIES LLC	17	130,872	0	12,316	1,128.00																																															
2022	2022-660003874	BERRY-BICKELL PROPERTIES LLC	17	106,629	0	11,729	1,086.00																																															
2021	2021-660003874	BERRY-BICKELL PROPERTIES LLC	17	117,445	0	12,919	1,141.00																																															
2020	2020-660003874	BERRY-BICKELL PROPERTIES LLC	17	115,600	0	12,716	1,164.00																																															
2019	2019-660003874	BERRY-BICKELL PROPERTIES LLC	17	112,937	0	12,423	1,151.00																																															
2018	2018-660003874	BERRY-BICKELL PROPERTIES LLC	17	119,045	0	13,095	1,210.00																																															
2017	2017-660003874	BERRY-BICKELL PROPERTIES LLC	17	118,075	0	12,988	1,193.00																																															
2016	2016-660003874	BERRY-BICKELL PROPERTIES LLC	17	113,080	0	12,439	1,168.00																																															
2015	2015-660003874	BERRY-BICKELL PROPERTIES LLC	17	109,797	0	12,005	1,083.00																																															
2014	2014-660003874	BERRY-BICKELL PROPERTIES LLC	17	110,145	0	11,433	1,060.00																																															
2013	2013-660003874	BERRY-BICKELL PROPERTIES LLC	17	106,057	0	10,889	996.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2292		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,984.00 x 4.78 = 47,704		
Factor Value			
Adjustments	1.0000		
Lot Value	47,704		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,644 / 1,644
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,644
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	164,133 99.84 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	121,915
Lot Value	47,704
Indicated Value	169,619 103.17 Per SqFt
Agland Value	
Site Improvements	
Total Value	169,619 103.17 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.95	Total Misc Impr	+ 4,380
Roofing Adj	+ 3.79	Garage Cost	+ 18,483
Subfloor Adj	+ 0.00	Total RCN	= 239,049
Heat/Cool Adj	+ 10.74	Depreciation (49%)	- 117,134
Plumbing Adj	+ 8.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 121,915
Adj Base Cost	= 131.50	Lot Value	+ 47,704
Total Area	x 1,644	Indicated Value	= 169,619
Adjusted Cost	= 216,186	Value Per SqFt	103.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9733	8x6		48	24.29		1,166
PRCH	SLAB PORCH - COVERED	9734	8x6		48	24.29		1,166
PATO	SLAB PORCH - OPEN	9735	10x10		100	10.24		1,024
PATO	SLAB PORCH - OPEN	9736	10x10		100	10.24		1,024



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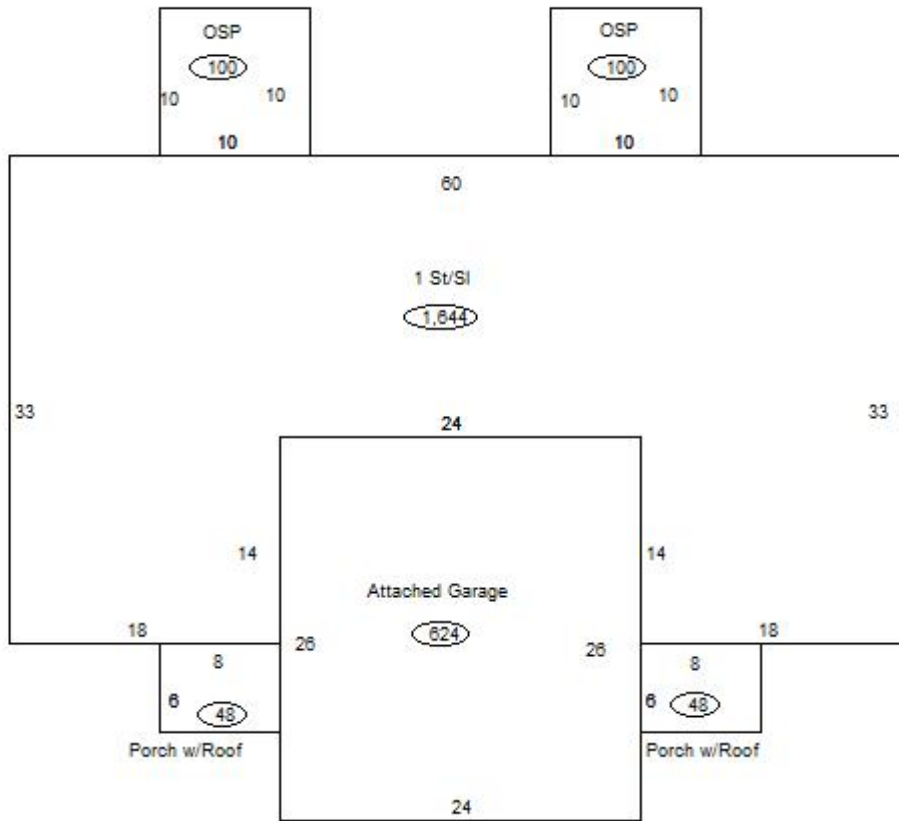
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Sketch Image

660003874



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,644	1.000	1,644
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,644		1,644