



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:09:25  
 Page 1

Assessment Data					Primary Image																																							
<b>Account</b> 660004306 <b>Parcel ID</b> 000000-00-0-10520-004-0005 <b>Cadastral ID</b> 05-21-16-08570 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 320258 BREECE, SIDNEY ESTATE FELICIA ROSS-PERS REP  1508 GREENLEAF ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01508 GREENLEAF ST <b>Subdivision</b> WILL ROGERS HGTS III <b>Lot/Block</b> 0005 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0009.JPG 4/19/2023</p>																																							
<b>Legal Description</b> Lat/Long: 36.32693280 -95.62892984																																												
LOT 5 BLOCK 4 WILL ROGERS HGTS III					<b>Building Permits</b> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																														
Number	Description	Opened	Closed	Amount																																								
<b>Exemptions</b>					<b>Sale History</b>																																							
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																			
H	Homestead	Yes	1,000	1,000	2599/741	EARLY, JAMES & LAURA	12/12/2016	130,000	YES																																			
H	Homestead	No	1,000		2305/94	FARRAR, HELEN M &	02/06/2013	122,000	YES																																			
					1961/531	BURGESS, JAMES R &	06/20/2008	121,500	13																																			
					1590/519	SALLEY, KELLI E	05/21/2004	98,500	YES																																			
					1382/76	OVERGARD, C R & SHARON J	05/30/2002	80,000	YES																																			
					1340/336	HARRISON, WILLIAM H	12/14/2001	80,000	9																																			
<b>Parcel Valuation</b>																																												
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																																			
Remove Cap	2017	<b>Land Value</b>	59,710	40,683	11%	4,475	<b>Assessed</b>	14,253	1,317.40																																			
Year Frozen	2017	<b>Improvements</b>	130,467	88,892		9,778	<b>Penalty</b>	0																																				
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00																																			
TIF Project ID	0	<b>Total Value</b>	190,177	129,575		14,253	<b>Total Taxable</b>	13,253	1,225.00																																			
<b>Assessment History</b>																																												
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																			
2025	2025-660004306	BREECE, SIDNEY & LAURA			17	188,156	1000	13,253	1,225.00																																			
2024	2024-660004306	BREECE, SIDNEY & LAURA			17	195,802	1000	13,254	1,225.00																																			
2023	2023-660004306	BREECE, SIDNEY & LAURA			17	143,563	1000	13,253	1,214.00																																			
2022	2022-660004306	BREECE, SIDNEY & LAURA			17	132,058	1000	13,254	1,227.00																																			
2021	2021-660004306	BREECE, SIDNEY & LAURA			17	139,053	1000	13,253	1,170.00																																			
2020	2020-660004306	BREECE, SIDNEY & LAURA			17	138,405	1000	13,254	1,214.00																																			
2019	2019-660004306	BREECE, SIDNEY & LAURA			17	129,575	1000	13,253	1,227.00																																			
2018	2018-660004306	BREECE, SIDNEY & LAURA			17	133,417	1000	13,553	1,252.00																																			
2017	2017-660004306	BREECE, SIDNEY & LAURA			17	132,301	1000	13,553	1,245.00																																			
2016	2016-660004306	EARLY, JAMES & LAURA			17	118,396	0	13,024	1,222.00																																			
2015	2015-660004306	EARLY, JAMES & LAURA			17	117,338	0	12,907	1,164.00																																			
2014	2014-660004306	EARLY, JAMES & LAURA			17	119,588	0	13,155	1,220.00																																			
2013	2013-660004306	EARLY, JAMES & LAURA			17	113,256	1000	11,384	1,042.00																																			



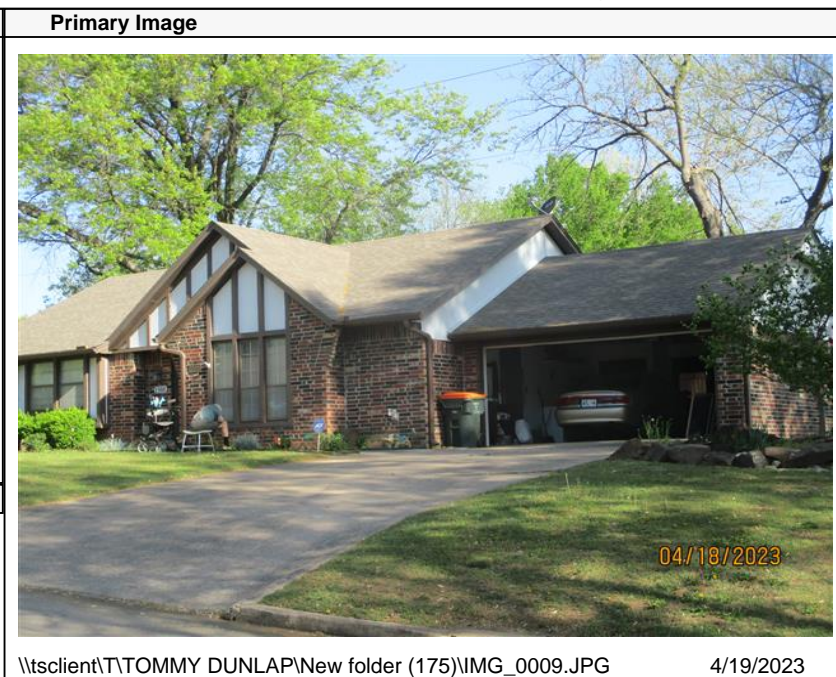
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Date 04/17/2026  
 Time 05:09:25  
 Page 2

Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	13618.14		
Non-Ag Acres	0.3294		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	14,350.00 x 4.16 = 59,710		
Factor Value			
Adjustments	1.0000		
Lot Value	59,710		



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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	1,514 / 1,514
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,514
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	494 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	178,613 117.97 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	189,890 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	130,467
Lot Value	59,710
Indicated Value	190,177 125.61 Per SqFt
Agland Value	
Site Improvements	
Total Value	190,177 125.61 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.62	Total Misc Impr	+ 10,747
Roofing Adj	+ 4.96	Garage Cost	+ 15,778
Subfloor Adj	+ -2.31	Total RCN	= 237,213
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	- 106,746
Plumbing Adj	+ 10.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 130,467
Adj Base Cost	= 139.16	Lot Value	+ 59,710
Total Area	x 1,514	Indicated Value	= 190,177
Adjusted Cost	= 210,688	Value Per SqFt	125.61

### 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	11053		6x4	24	26.85		644
PRCH	SLAB PORCH - COVERED	11054		17x10	170	26.40		4,488



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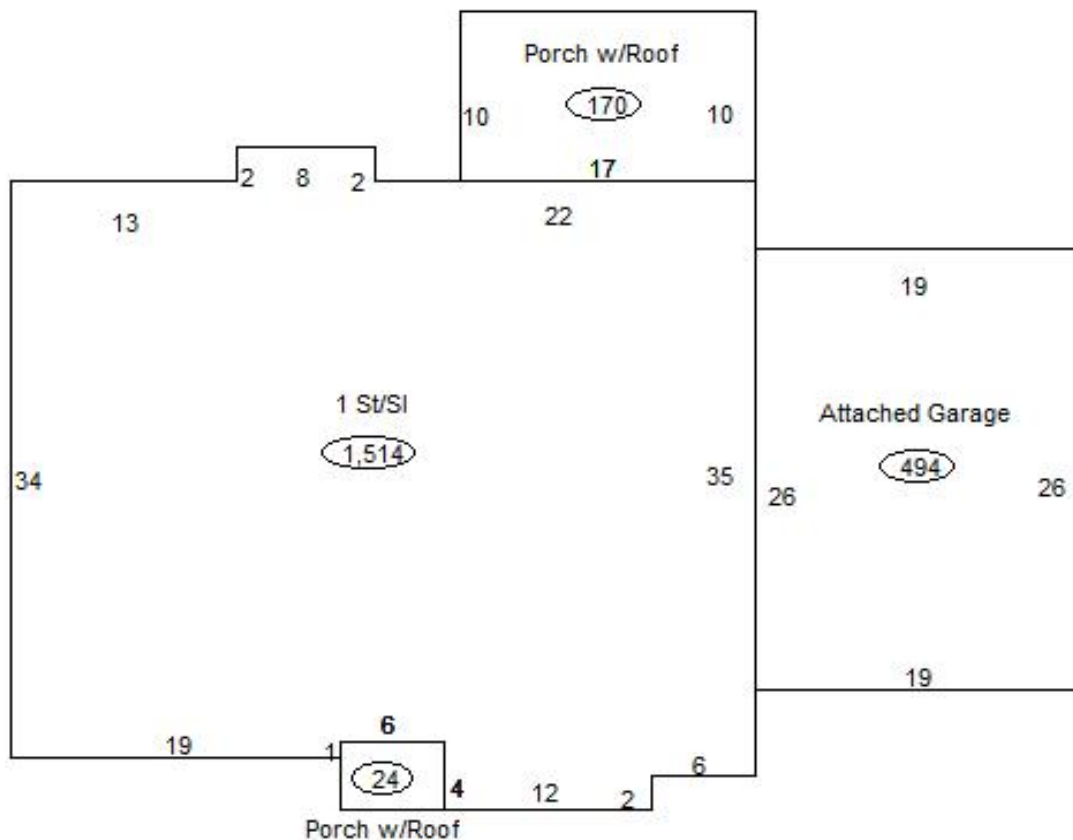
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 Time 05:09:25  
 Page 3

### Sketch Image

660004306



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,514	1.000	1,514
2	G	1		13	Attached Garage	494	1.000	494
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	170	1.000	170
<b>Total Building Area</b>						1,514		1,514



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Page 4

660004306

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						