



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 660006099 Parcel ID 000000-00-0-10160-001-0004 Cadastral ID 07-21-16-02030 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 254623 BRACE, DAVID D & JAMIE DEEANN 3006 E BERWICK CLAREMORE OK 74017-0000 Parcel Location Situs 03006 W BERWICK Subdivision HIGHLANDS THE I Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lot/Long: 36.31070859 -95.64922513										Building Permits									
Legal Description LOT 4 BLOCK 1 HIGHLANDS I					<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	1687/106	SULLIVAN, JAMES RYAN & S	06/15/2005	262,000	YES										
					1403/393	NEELY, STEPHEN P	09/03/2002	250,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2006		Land Value 90,646	79,365	11%	8,730	Assessed	35,943	3,322.21										
Year Frozen	0		Improvements 247,388	247,388		27,213	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 338,034	326,753		35,943	Total Taxable	34,943	3,230.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006099	BRACE, DAVID D &			17	338,059	1000	33,897	3,133.00										
2024	2024-660006099	BRACE, DAVID D &			17	342,667	1000	32,880	3,039.00										
2023	2023-660006099	BRACE, DAVID D &			17	324,894	1000	31,893	2,921.00										
2022	2022-660006099	BRACE, DAVID D &			17	290,318	1000	30,935	2,864.00										
2021	2021-660006099	BRACE, DAVID D &			17	302,967	1000	32,307	2,853.00										
2020	2020-660006099	BRACE, DAVID D &			17	300,941	1000	31,337	2,870.00										
2019	2019-660006099	BRACE, DAVID D &			17	285,408	1000	30,395	2,815.00										
2018	2018-660006099	BRACE, DAVID D &			17	297,606	1000	31,026	2,867.00										
2017	2017-660006099	BRACE, DAVID D &			17	294,615	1000	30,093	2,764.00										
2016	2016-660006099	BRACE, DAVID D &			17	286,556	1000	29,188	2,740.00										
2015	2015-660006099	BRACE, DAVID D &			17	279,103	1000	28,309	2,553.00										
2014	2014-660006099	BRACE, DAVID D &			17	283,695	1000	27,455	2,546.00										
2013	2013-660006099	BRACE, DAVID D &			17	270,046	1000	26,626	2,437.00										



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	33761		
Non-Ag Acres	0.5515		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	24,024.00 x 3.77 = 90,646		
Factor Value			
Adjustments	1.0000		
Lot Value	90,646		



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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% Frame, Siding, Wood
Base/Total Area	1,650 / 3,120
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,650
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	725 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	373,116 119.59 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	415,230 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	237,638
Lot Value	90,646
Indicated Value	328,284 105.22 Per SqFt
Agland Value	
Site Improvements	9,750
Total Value	338,034 108.34 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.78	Total Misc Impr	+ 27,853
Roofing Adj	+ 2.83	Garage Cost	+ 26,977
Subfloor Adj	+ -1.86	Total RCN	= 396,064
Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 158,426
Plumbing Adj	+ 8.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 237,638
Adj Base Cost	= 109.37	Lot Value	+ 90,646
Total Area	x 3,120	Indicated Value	= 328,284
Adjusted Cost	= 341,234	Value Per SqFt	105.22

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	14493	30x10		300	28.47		8,541
PRCH	SLAB PORCH - COVERED	14494	42x7		294	28.49		8,376
PATO	SLAB PORCH - OPEN	14496	465		465	9.69		4,506



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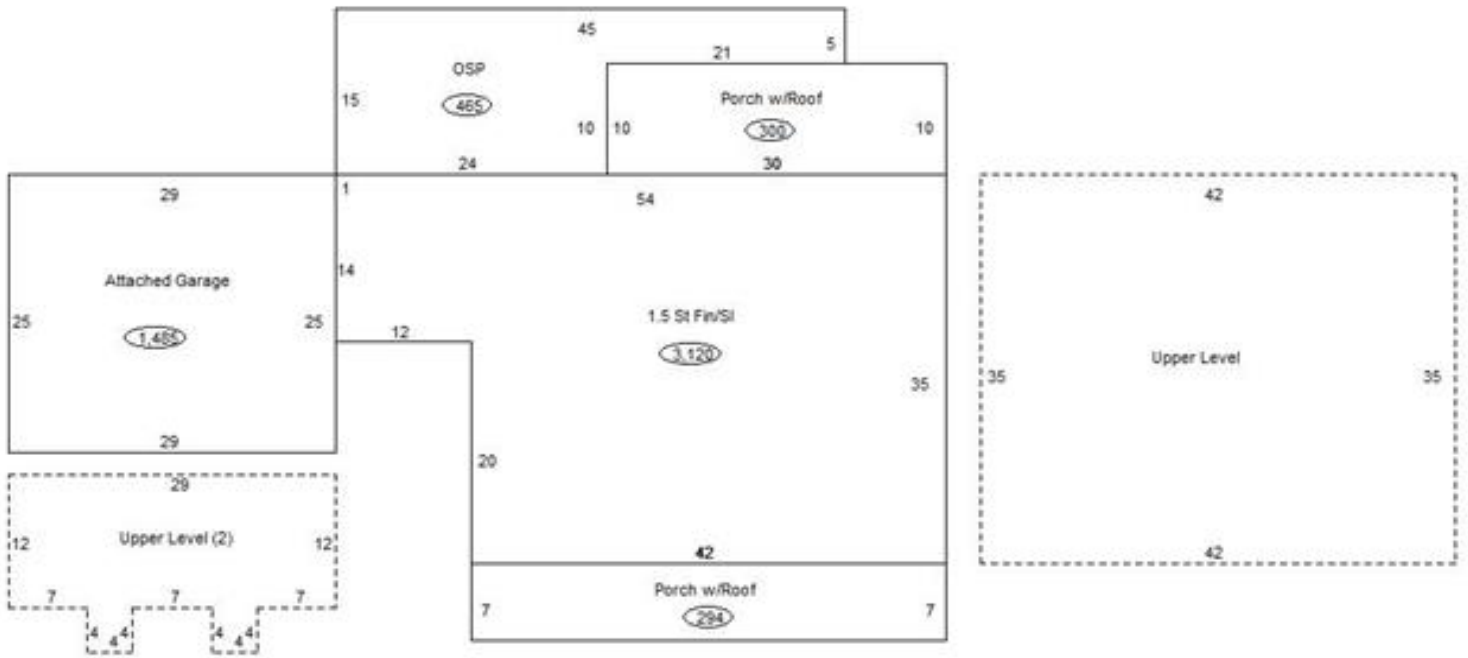
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,650	1.891	3,120
2	G	1		13	Attached Garage	725	1.000	725
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PRCH		13	SLBC	294	1.000	294
5	U	^UL	Overhang	13	Upper Level	1,470	1.000	1,470
6	M	PATO		13	Open Slab	465	1.000	465
7	U	^UL		13	Upper Level (2)	380	1.000	380
Total Building Area						1,650		3,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	2003	Eff Age 17
Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)		25,000		25,000	15,250	9,750