



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 660006146 Parcel ID 000000-00-0-10170-001-0014 Cadastral ID 07-21-16-03290 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 276630 ROBBINS, BRUCE A & BRENDA L 2928 BERWICK DR CLAREMORE OK 74017-0000 Parcel Location Situs 02928 W BERWICK Subdivision HIGHLANDS THE III Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (191)\IMG_0039.JPG 5/16/2023</p>																																																	
Legal Description Lat/Long: 36.30919714 -95.64690697																																																						
LOT 14 BLOCK 1 HIGHLANDS III					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1286/536	KNOX, CLYDE H JR	04/27/2001	169,500	Yes																																													
					1286/537	TERRA INDUSTRIES	04/27/2001	169,500	Yes																																													
					887/843	PENTLAND HILLS CORP	07/28/1992	14,500	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>2002</td> <td>Land Value 42,874</td> <td>29,473</td> <td>11%</td> <td>3,242</td> <td>Assessed</td> <td>26,431</td> <td>2,443.02</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 216,162</td> <td>210,810</td> <td> </td> <td>23,189</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>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 259,036</td> <td>240,283</td> <td> </td> <td>26,431</td> <td>Total Taxable</td> <td>25,431</td> <td>2,351.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2002	Land Value 42,874	29,473	11%	3,242	Assessed	26,431	2,443.02	Year Frozen	0	Improvements 216,162	210,810		23,189	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 259,036	240,283		26,431	Total Taxable	25,431	2,351.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660006146	ROBBINS, BRUCE A &	17	257,412	1000	24,662	2,280.00																																															
2024	2024-660006146	ROBBINS, BRUCE A &	17	263,043	1000	23,914	2,210.00																																															
2023	2023-660006146	ROBBINS, BRUCE A &	17	238,501	1000	23,188	2,124.00																																															
2022	2022-660006146	ROBBINS, BRUCE A &	17	213,491	1000	22,484	2,081.00																																															
2021	2021-660006146	ROBBINS, BRUCE A &	17	211,205	1000	22,233	1,963.00																																															
2020	2020-660006146	ROBBINS, BRUCE A &	17	211,965	1000	21,762	1,993.00																																															
2019	2019-660006146	ROBBINS, BRUCE A &	17	200,900	1000	21,099	1,954.00																																															
2018	2018-660006146	ROBBINS, BRUCE A &	17	206,761	1000	21,744	2,009.00																																															
2017	2017-660006146	ROBBINS, BRUCE A &	17	205,037	1000	21,554	1,980.00																																															
2016	2016-660006146	ROBBINS, BRUCE A &	17	199,428	1000	20,914	1,963.00																																															
2015	2015-660006146	ROBBINS, BRUCE A &	17	193,414	1000	20,276	1,829.00																																															
2014	2014-660006146	ROBBINS, BRUCE A &	17	197,061	1000	19,759	1,832.00																																															
2013	2013-660006146	ROBBINS, BRUCE A &	17	185,190	1000	19,154	1,753.00																																															



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	21500		
Non-Ag Acres	0.2372		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,331.00 x 4.15 = 42,874		
Factor Value			
Adjustments	1.0000		
Lot Value	42,874		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,540 / 2,200
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,540
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	628 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	284,052 129.11 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	298,950 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	216,162
Lot Value	42,874
Indicated Value	259,036 117.74 Per SqFt
Agland Value	
Site Improvements	
Total Value	259,036 117.74 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	100.06	Total Misc Impr	+	16,602
Roofing Adj	+ 3.96	Garage Cost	+	23,820
Subfloor Adj	+ -2.53	Total RCN	=	317,886
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	101,724
Plumbing Adj	+ 10.16	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	216,162
Adj Base Cost	= 126.12	Lot Value	+	42,874
Total Area	x 2,200	Indicated Value	=	259,036
Adjusted Cost	= 277,464	Value Per SqFt		117.74

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	14713	14x6		84	29.26		2,458
PRCH	SLAB PORCH - COVERED	14714	30x9		270	28.57		7,714



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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/Sl	1,540	1.429	2,200
2	G	1		13	Attached Garage	628	1.000	628
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	270	1.000	270
5	U	^UL	Overhang	13	Upper Level	660	1.000	660
Total Building Area						1,540		2,200