



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	660006240								
Parcel ID	000000-00-0-10475-017-0015								
Cadastral ID	07-21-16-05750								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	258754								
BROWN, RACHEL									
612 ROSEWOOD CT CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00612 ROSEWOOD CIR								
Subdivision	WESTWOOD ESTATES II								
Lot/Block	0015 / 0017	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1180 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30838023 -95.63935537									
Building Permits									
LOT 15 BLOCK 17 WESTWOOD ESTATES II									
Number	Description	Opened	Closed	Amount					
2672	COVERTING GARAGE TO LIVING ARE	01/2001	11/2001	11,140					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2714/721	BROWN, RACHEL &	05/31/2018	0	4
					2712/827	BROWN, ROBERT L JR & REBECCA R-	10/14/2017	0	4
					965/529	SELLER	08/15/1994	0	No
					960/417	SECRETARY HOUSING & URBAN-DEV	06/15/1994	0	No
					930/604	AYERS, EDWARD L (MRS)	09/19/1993	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	54,577	31,800	11%	3,498	Assessed	15,926 1,472.04	
Year Frozen	0	Improvements	117,402	112,985		12,428	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	171,979	144,785		15,926	Total Taxable	15,926 1,472.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006240	BROWN, RACHEL	17	168,548	0	15,168	1,402.00		
2024	2024-660006240	BROWN, RACHEL	17	175,530	0	14,446	1,335.00		
2023	2023-660006240	BROWN, RACHEL	17	147,723	0	13,757	1,260.00		
2022	2022-660006240	BROWN, RACHEL	17	119,117	0	13,103	1,213.00		
2021	2021-660006240	BROWN, RACHEL	17	136,295	0	14,992	1,324.00		
2020	2020-660006240	BROWN, RACHEL	17	137,615	0	14,676	1,344.00		
2019	2019-660006240	BROWN, RACHEL	17	127,066	0	13,977	1,295.00		
2018	2018-660006240	BROWN, RACHEL	17	138,039	0	15,184	1,403.00		
2017	2017-660006240	BROWN, ROBERT L JR & REBECCA R NEAL	17	136,901	0	15,059	1,383.00		
2016	2016-660006240	BROWN, ROBERT L JR & REBECCA R NEAL	17	133,383	0	14,420	1,353.00		
2015	2015-660006240	BROWN, ROBERT L JR & REBECCA R NEAL	17	124,848	0	13,733	1,239.00		
2014	2014-660006240	BROWN, ROBERT L JR & REBECCA R NEAL	17	128,982	0	14,132	1,310.00		
2013	2013-660006240	BROWN, ROBERT L JR & REBECCA R NEAL	17	122,751	0	13,459	1,232.00		



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	19634	
Non-Ag Acres	0.3019	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	13,151.00 x 4.15 = 54,577	
Factor Value		
Adjustments	1.0000	
Lot Value	54,577	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% Two Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,196 / 2,392
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,196
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 45



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	168,845	70.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	185,220		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,402		
Lot Value	54,577		
Indicated Value	171,979	71.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	171,979	71.90	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	76.62	Total Misc Impr	+ 11,532				
Roofing Adj	+ 2.23	Garage Cost	+ 0				
Subfloor Adj	+ -0.58	Total RCN	= 236,619				
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 123,042				
Plumbing Adj	+ 4.36	Lump Sums	+ 3,825				
Basement Adj	+ 0.00	RCNLD	= 117,402				
Adj Base Cost	= 94.10	Lot Value	+ 54,577				
Total Area	x 2,392	Indicated Value	= 171,979				
Adjusted Cost	= 225,087	Value Per SqFt	71.90				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	15091		276	276	23.32		6,436
BALW	BALCONY - WOOD	145012		12x12	144	26.56		3,825



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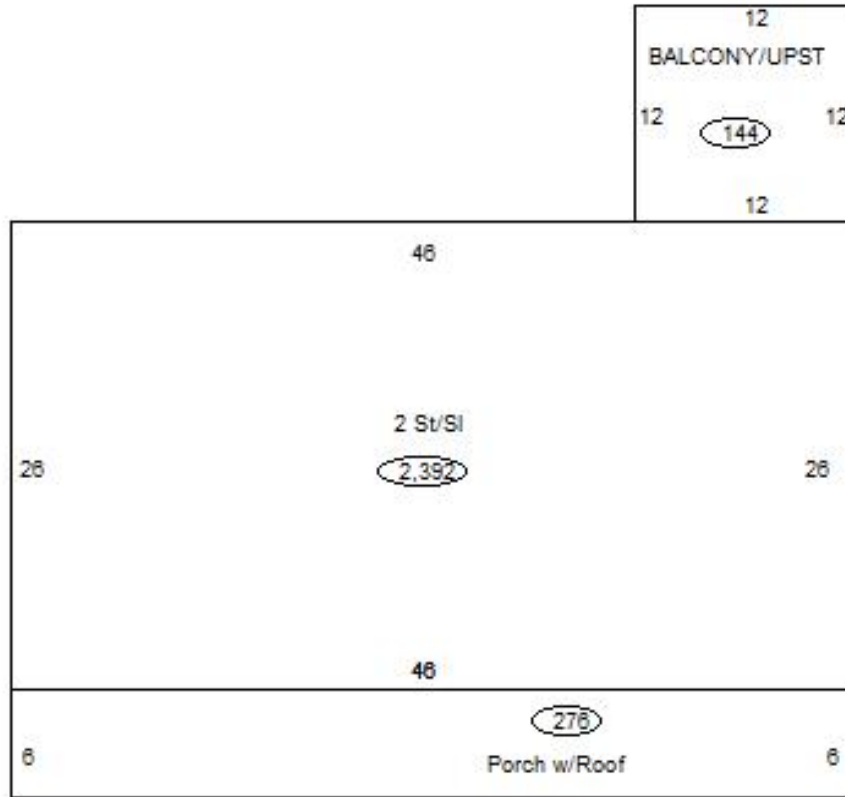
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Sketch Image

660006240



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	276	1.000	276
2	R	2	Slab	13	2 St/Sl	1,196	2.000	2,392
3	M	BALW		13	Balcony	144	1.000	144
Total Building Area						1,196		2,392