



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 660006314 Parcel ID 000000-00-0-10480-015-0012 Cadastral ID 07-21-16-06490 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 306786 BRITO, TIFFANI K & JOHN 2504 PARKWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 02504 PARKWOOD DR Subdivision WESTWOOD ESTATES III Lot/Block 0012 / 0015 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\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0057. 5/8/2023</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.31444742 -95.64076461 | | | | | | | | | | | | | | | | | | | |
| LOT 12 BLOCK 15 WESTWOOD ESTATES 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 | | | | | |
| 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 | 2239/541 | SIGGINS, BETTY L LIVING TRUST | 04/20/2012 | 124,000 | YES | | | | | | | | | | |
| | | | | | 1168/110 | SIGGINS, BETTY L LIVING-TRUST | 04/27/1999 | 86,000 | No | | | | | | | | | | |
| | | | | | 900/343 | LONG, LAWRENCE JOE | 11/30/1992 | 65,500 | Yes | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | |
| Remove Cap | 2013 | | Land Value 46,214 | 31,629 | 11% | 3,479 | Assessed | 17,597 | 1,626.49 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements 128,808 | 128,343 | | 14,118 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -92.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 175,022 | 159,972 | | 17,597 | Total Taxable | 16,597 | 1,534.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660006314 | BRITO, TIFFANI K & JOHN | | | 17 | 170,819 | 1000 | 16,085 | 1,487.00 | | | | | | | | | | |
| 2024 | 2024-660006314 | BRITO, TIFFANI K & JOHN | | | 17 | 179,882 | 1000 | 15,587 | 1,441.00 | | | | | | | | | | |
| 2023 | 2023-660006314 | BRITO, TIFFANI K & JOHN | | | 17 | 171,016 | 1000 | 15,104 | 1,384.00 | | | | | | | | | | |
| 2022 | 2022-660006314 | BRITO, TIFFANI K & JOHN | | | 17 | 142,135 | 1000 | 14,635 | 1,355.00 | | | | | | | | | | |
| 2021 | 2021-660006314 | PATTON, TIFFANI K | | | 17 | 143,647 | 1000 | 14,674 | 1,296.00 | | | | | | | | | | |
| 2020 | 2020-660006314 | PATTON, TIFFANI K | | | 17 | 141,307 | 1000 | 14,218 | 1,302.00 | | | | | | | | | | |
| 2019 | 2019-660006314 | PATTON, TIFFANI K | | | 17 | 134,314 | 1000 | 13,775 | 1,276.00 | | | | | | | | | | |
| 2018 | 2018-660006314 | PATTON, TIFFANI K | | | 17 | 139,645 | 1000 | 14,361 | 1,327.00 | | | | | | | | | | |
| 2017 | 2017-660006314 | PATTON, TIFFANI K | | | 17 | 138,474 | 1000 | 14,232 | 1,307.00 | | | | | | | | | | |
| 2016 | 2016-660006314 | PATTON, TIFFANI K | | | 17 | 134,920 | 1000 | 13,841 | 1,299.00 | | | | | | | | | | |
| 2015 | 2015-660006314 | PATTON, TIFFANI K | | | 17 | 132,716 | 1000 | 13,599 | 1,226.00 | | | | | | | | | | |
| 2014 | 2014-660006314 | PATTON, TIFFANI K | | | 17 | 133,819 | 1000 | 13,268 | 1,230.00 | | | | | | | | | | |
| 2013 | 2013-660006314 | PATTON, TIFFANI K | | | 17 | 125,932 | 1000 | 12,853 | 1,176.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1180 #1 | |
|-----------------|---------------------------|----------------------------|--|
| Lot Size | | | |
| Lot Count | 1 | | |
| Units Buildable | 15745 | | |
| Non-Ag Acres | 0.2556 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 11,136.00 x 4.15 = 46,214 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 46,214 | | |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0057. 5/8/2023

| Residential Data | |
|------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | R3 Res Nbhd 3 |
| Style | 100% One Story |
| Exterior Wall | 50% Frame, Siding, Vinyl 50% Veneer, Stone |
| Base/Total Area | 1,665 / 1,665 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,665 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 546 Attached Garage - Unfinished 2 Stalls |
| Remodel | |
| Year/Eff Age | 1980 / 35 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 Test | | |
| Adusted R | 0.8445 | | |
| Indicated Value | 177,667 | 106.71 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 8 |
| Indicated Value | 234,990 Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 102.90 | Total Misc Impr | + 5,338 |
| Roofing Adj | + 4.43 | Garage Cost | + 14,704 |
| Subfloor Adj | + -1.15 | Total RCN | = 230,015 |
| Heat/Cool Adj | + 11.47 | Depreciation (44%) | - 101,207 |
| Plumbing Adj | + 8.46 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 128,808 |
| Adj Base Cost | = 126.11 | Lot Value | + 46,214 |
| Total Area | x 1,665 | Indicated Value | = 175,022 |
| Adjusted Cost | = 209,973 | Value Per SqFt | 105.12 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 128,808 | | |
| Lot Value | 46,214 | | |
| Indicated Value | 175,022 | 105.12 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 175,022 | 105.12 | Total Value Per SqFt |

| 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 | 15402 | 5x2 | | 10 | 24.24 | | 242 |



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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 | 1 | Slab | 13 | 1 St/SI | 1,665 | 1.000 | 1,665 |
| 2 | G | 1 | | 13 | Attached Garage | 546 | 1.000 | 546 |
| 3 | M | PRCH | | 13 | SLBC | 10 | 1.000 | 10 |
| Total Building Area | | | | | | 1,665 | | 1,665 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------|-----------------------|------------|-------------------------------|--------------|-------------|
|  | STF STG FAIR | | 0x0x0 | | | |
| | Qual 2 | Cond | Year | Eff Age | | |
| Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD | |
| Base Cost (4.68 x) | | | | | | |