



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:53:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006425 <b>Parcel ID</b> 000000-00-0-10485-013-0005 <b>Cadastral ID</b> 07-21-16-11330 <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> 305778 BROWN, JEFFREY D &  MOLLIE A MALONE-BROWN 2602 TRAILWOOD DR CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 02602 TRAILWOOD DR <b>Subdivision</b> WESTWOOD ESTATES IV <b>Lot/Block</b> 0005 / 0013 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31245851 -95.64196626					<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>2745</td> <td>10X16 ADDITION</td> <td>05/2001</td> <td>11/2001</td> <td>10,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2745	10X16 ADDITION	05/2001	11/2001	10,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2312		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,072.00 x 4.15 = 41,799		
Factor Value			
Adjustments	1.0000		
Lot Value	41,799		



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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, Masonry
Base/Total Area	1,965 / 1,965
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,965
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	198,175	100.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	234,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.77	Total Misc Impr	+	9,345			
Roofing Adj	+ 4.28	Garage Cost	+	12,100			
Subfloor Adj	+ -1.10	Total RCN	=	254,474			
Heat/Cool Adj	+ 11.47	Depreciation ( 34%)	-	86,521			
Plumbing Adj	+ 7.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	167,953			
Adj Base Cost	= 118.59	Lot Value	+	41,799			
Total Area	x 1,965	Indicated Value	=	209,752			
Adjusted Cost	= 233,029	Value Per SqFt		106.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,953		
Lot Value	41,799		
Indicated Value	209,752	106.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,752	106.74	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	15797		129	129	23.84		3,075
PATO	SLAB PORCH - OPEN	15798		109	109	10.77		1,174





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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	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				