



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:03:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660008699 Parcel ID 000000-00-0-10020-002-0012 Cadastral ID 09-21-16-01550 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330266 BRASEL PROPERTIES LLC 20085 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 01322 N CHOCTAW AVE Subdivision ARCHIE MOFFIET Lot/Block 0012 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32069306 -95.60108213																																																																																																																									
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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3106	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,529.00 x 5.45 = 73,733	
Factor Value		
Adjustments	1.0000	
Lot Value	73,733	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,632 / 1,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,149 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1960 / 50



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-15\IMG_002' 6/15/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	212,252	130.06	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	245,000 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.24	Total Misc Impr	+	7,665	
Roofing Adj	+ 4.45	Garage Cost	+	29,483	
Subfloor Adj	+ 1.15	Total RCN	=	245,571	
Heat/Cool Adj	+ 11.47	Depreciation (57%)	-	139,975	
Plumbing Adj	+ 6.40	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	105,596	
Adj Base Cost	= 127.71	Lot Value	+	73,733	
Total Area	x 1,632	Indicated Value	=	179,329	
Adjusted Cost	= 208,423	Value Per SqFt		109.88	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,596		
Lot Value	73,733		
Indicated Value	179,329	109.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	179,329	109.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	20261	85		85	63.11		5,364
PRCH	SLAB PORCH - COVERED	20262	24x4		96	23.97		2,301



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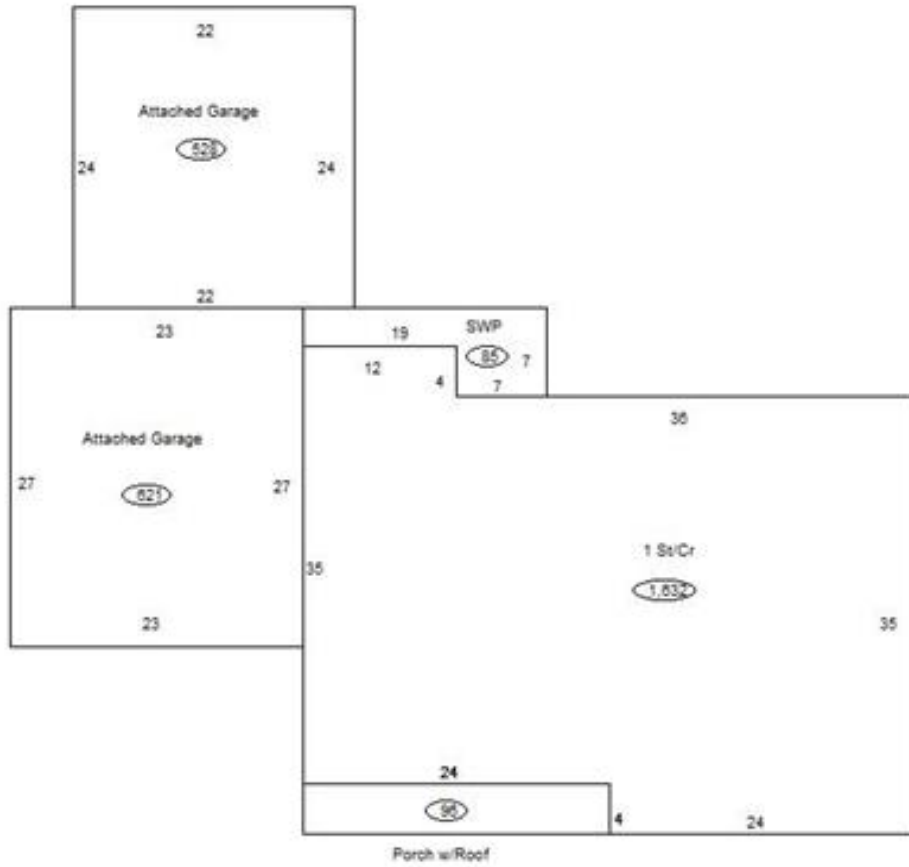
Date 04/18/2026

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Sketch Image

660008699



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,632	1.000	1,632
2	G	1		13	Attached Garage	528	1.000	528
3	M	EPSW		13	EPSW	85	1.000	85
4	M	PRCH		13	SLBC	96	1.000	96
5	G	1		13	Attached Garage	621	1.000	621
Total Building Area						1,632		1,632