




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660010506								
Parcel ID	000000-00-0-10295-003-0005								
Cadastral ID	10-21-16-00540								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	344582								
BARRAZA, KEVIN FELIX									
1026 RUTTER RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01026 RUTTER RD								
Subdivision	OAKWOOD II								
Lot/Block	0005 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	10 / 21 / 16 / 5								
Neighborhood	1182 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31609487 -95.59167547									
Building Permits									
LOT 5 BLOCK 3 OAKWOOD II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	BEADLES, DANA DAVID	06/13/2024	216,000	YES
H	Homestead	No	1,000		/	BEADLES, JACK	01/31/2024	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2025	Land Value	89,374	89,374	11%	9,831	Assessed	24,473	2,262.04
Year Frozen	2005	Improvements	133,195	133,106		14,642	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	222,569	222,480		24,473	Total Taxable	23,473	2,170.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660010506	BARRAZA, KEVIN FELIX	17	216,000	1000	22,760	2,104.00		
2024	2024-660010506	BARRAZA, KEVIN FELIX	17	190,824	1000	7,711	713.00		
2023	2023-660010506	BEADLES, JACK	17	169,504	1000	7,712	706.00		
2022	2022-660010506	BEADLES, JACK	17	146,511	1000	7,711	714.00		
2021	2021-660010506	BEADLES, JACK	17	152,325	1000	7,712	681.00		
2020	2020-660010506	BEADLES, JACK	17	149,859	1000	7,712	706.00		
2019	2019-660010506	BEADLES, JACK	17	142,642	1000	7,711	714.00		
2018	2018-660010506	BEADLES, JACK	17	146,934	1000	7,712	713.00		
2017	2017-660010506	BEADLES, JACK	17	145,714	1000	7,712	708.00		
2016	2016-660010506	BEADLES, JACK	17	141,956	1000	7,711	724.00		
2015	2015-660010506	BEADLES, JACK	17	126,565	1000	7,712	696.00		
2014	2014-660010506	BEADLES, JACK	17	127,678	1000	7,712	715.00		
2013	2013-660010506	BEADLES, JACK	17	117,664	1000	7,712	706.00		



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Lot Data		Square-Foot - NBHD 1182 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable	1				
Non-Ag Acres	0.3104				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	13,523.00 x 5.00 = 67,615				
Factor Value					
Adjustments	1.3218				
Lot Value	89,374				
Residential Data				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-21\IMG_002I 6/21/2023</p>	
Type	1 Single Family Residence				
Condition	3 - Average				
Quality	2.5 - Fair				
Architecture					
Style	100% One Story				
Exterior Wall	100% Veneer, Masonry				
Base/Total Area	1,625 / 1,625				
Style	100% One Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	1,625				
Fixture/RghIn	11 /				
Bed/F/H Bath	3 / 2.0 /				
Basement Area					
Garage Type	528 Attached Garage - Unfinished				
Remodel					
Year/Eff Age	1979 / 35				
Cost Approach		Manual : 01/2025			
Base Cost	105.17	Total Misc Impr	+	0	
Roofing Adj	+ 4.45	Garage Cost	+	14,325	
Subfloor Adj	+ -1.15	Total RCN	=	223,316	
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	98,259	
Plumbing Adj	+ 8.67	Lump Sums	+	8,138	
Basement Adj	+ 0.00	RCNLD	=	133,195	
Adj Base Cost	= 128.61	Lot Value	+	89,374	
Total Area	x 1,625	Indicated Value	=	222,569	
Adjusted Cost	= 208,991	Value Per SqFt		136.97	
		GRM Approach			
		GRM Code			
		Gross Rent		0.00	
		Indicated Value			
		Multiple Regression			
		MRA Code		1 Test	
		Adusted R		0.8445	
		Indicated Value		172,660 106.25 Per SqFt	
		Direct Comparables			
		Selection Model		A Adam Test	
		Adjustment Model		1 2022 Residential	
		Comparables		6	
		Indicated Value		216,340 Per SqFt	
		Value Reconciliation			
		Selected Approach		Cost Approach	
		Improvements		133,195	
		Lot Value		89,374	
		Indicated Value		222,569 136.97 Per SqFt	
		Agland Value			
		Site Improvements			
		Total Value		222,569 136.97 Total Value Per SqFt	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	24574	17x9		153	40.40	20%	4,945
WODO	WOOD DECK - OPEN	24575	16x13		208	20.47	25%	3,193



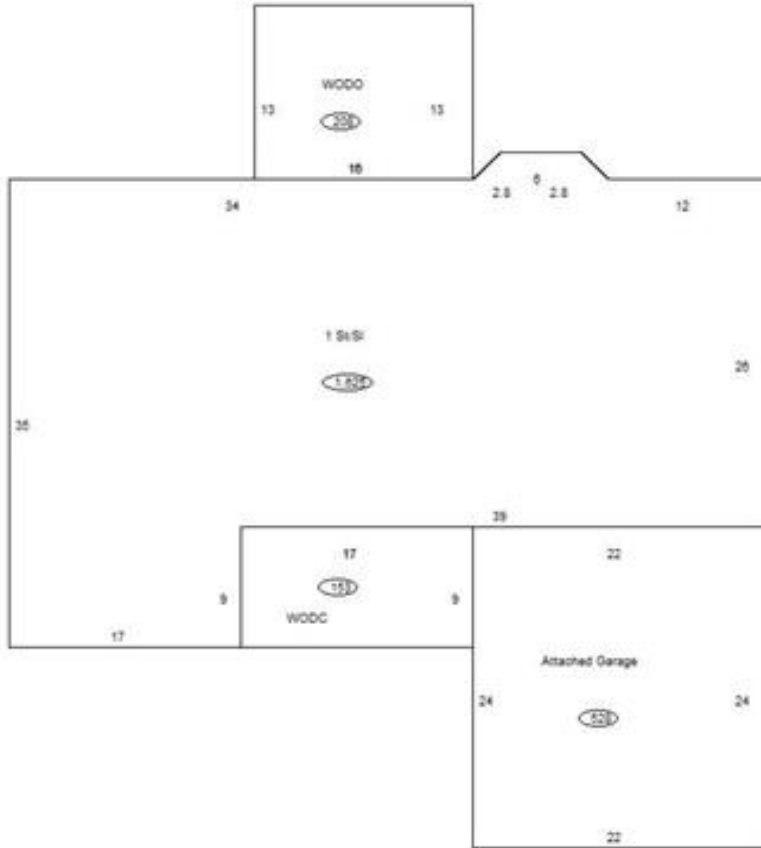
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,625	1.000	1,625
2	G	1		10	Attached Garage	528	1.000	528
3	M	WODC		10	WODC	153	1.000	153
4	M	WODO		10	WODO	208	1.000	208
Total Building Area						1,625		1,625