



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	660010809													
Parcel ID	000000-00-0-10210-001-0007													
Cadastral ID	10-21-16-06770													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	340008													
BRADFORD, KATRINA L														
920 E 13TH CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00920 E 13TH ST N													
Subdivision	JEAN ANN													
Lot/Block	0007 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	10 / 21 / 16 / 5													
Neighborhood	1162 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31799874 -95.59421025														
Building Permits														
LOT 7 BLOCK 1 JEAN ANN														
<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	No	1,000		/	CARTER, BARBARA J &	10/17/2022	150,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	105,364	98,507	11%	10,836	Assessed	18,192	1,681.49					
Year Frozen	0	Improvements	66,868	66,868		7,356	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	172,232	165,375		18,192	Total Taxable	18,192	1,681.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010809	BRADFORD, KATRINA L	17	171,865	0	17,325	1,601.00							
2024	2024-660010809	BRADFORD, KATRINA L	17	150,000	0	16,500	1,525.00							
2023	2023-660010809	BRADFORD, KATRINA L	17	150,000	0	16,500	1,511.00							
2022	2022-660010809	CARTER, BARBARA J &	17	95,542	1000	8,094	749.00							
2021	2021-660010809	CARTER, BARBARA J &	17	95,550	1000	7,830	691.00							
2020	2020-660010809	CARTER, BARBARA J &	17	96,521	1000	7,572	693.00							
2019	2019-660010809	CARTER, BARBARA J &	17	93,293	1000	7,323	678.00							
2018	2018-660010809	CARTER, BARBARA J &	17	97,387	1000	7,080	654.00							
2017	2017-660010809	CARTER, BARBARA J &	17	96,649	1000	6,845	629.00							
2016	2016-660010809	CARTER, BARBARA J &	17	94,284	1000	6,616	621.00							
2015	2015-660010809	CARTER, BARBARA J &	17	95,536	1000	6,395	577.00							
2014	2014-660010809	CARTER, BARBARA J &	17	98,291	1000	6,179	573.00							
2013	2013-660010809	CARTER, BARBARA J &	17	87,302	1000	5,970	546.00							



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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2797	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,182.00 x 5.45 = 66,392	
Factor Value		
Adjustments	1.5870	
Lot Value	105,364	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,263 / 1,263
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	336 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1960 / 50



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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	101,817	80.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	149,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.16	Total Misc Impr	+	3,085			
Roofing Adj	+ 4.97	Garage Cost	+	8,766			
Subfloor Adj	+ 2.43	Total RCN	=	158,144			
Heat/Cool Adj	+ 10.30	Depreciation (59%)	-	93,305			
Plumbing Adj	+ 3.97	Lump Sums	+	1,675			
Basement Adj	+ 0.00	RCNLD	=	66,514			
Adj Base Cost	= 115.83	Lot Value	+	105,364			
Total Area	x 1,263	Indicated Value	=	171,878			
Adjusted Cost	= 146,293	Value Per SqFt		136.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,514		
Lot Value	105,364		
Indicated Value	171,878	136.09	Per SqFt
Agland Value			
Site Improvements	354		
Total Value	172,232	136.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPOT - DETACHED	25823	18x14		252	10.13		2,553
WODO	WOOD DECK - OPEN	25824	12x10		120	23.27	40%	1,675
PATO	SLAB PORCH - OPEN	25825	13x4		52	10.24		532



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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	Crawl	10	1 St/Cr	1,263	1.000	1,263
2	G	1		10	Attached Garage	336	1.000	336
3	G	4		10	Carport, Flat Roof	252	1.000	252
4	M	WODO		10	WODO	120	1.000	120
5	M	PATO		10	Open Slab	52	1.000	52
Total Building Area						1,263		1,263



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			216
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (4.68 x 216)		1,011		1,011 657		354