



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:18:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013868 Parcel ID 000000-00-0-00936-001-0003 Cadastral ID 14-21-15-03250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 333033 LEE, AMBERLI & DEREK LEE 8052 E BROWNING AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08052 E BROWNING AVE Subdivision WINCHESTER HEIGHTS II Lot/Block 0003 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30174809 -95.68459252 LOTS 3 & 4 BLOCK 1 WINCHESTER HEIGHTS 2																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4007	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	61,012.00 x 1.49 = 90,949	
Factor Value		
Adjustments	1.0000	
Lot Value	90,949	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,428 / 2,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,428
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

Cost Approach		Manual : 01/2025	
Base Cost	109.11	Total Misc Impr	+ 21,996
Roofing Adj	+ 4.53	Garage Cost	+ 16,086
Subfloor Adj	+ -2.18	Total RCN	= 358,918
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 143,567
Plumbing Adj	+ 8.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 215,351
Adj Base Cost	= 132.14	Lot Value	+ 90,949
Total Area	x 2,428	Indicated Value	= 306,300
Adjusted Cost	= 320,836	Value Per SqFt	126.15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	300,281	123.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	347,110		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,351		
Lot Value	90,949		
Indicated Value	306,300	126.15	Per SqFt
Agland Value			
Site Improvements	45,708		
Total Value	352,008	144.98	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	33283	15x6		90	26.65		2,399
PATO	SLAB PORCH - OPEN	33284	378		378	8.66		3,273
PRCH	SLAB PORCH - COVERED	33285	38x11		418	25.62		10,709



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 Page 4

660013868

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x30x0			1,200	
	Qual	2	Cond	Year	2014	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (31.84 x 1,200)		38,208		38,208	38,208	
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	17,500	7,500
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year		Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						