



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 660013879 Parcel ID 000000-00-0-00936-003-0001 Cadastral ID 14-21-15-03360 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 290371 HANCOCK, BRANDON D 8355 E BROWNING AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08355 E BROWNING AVE Subdivision WINCHESTER HEIGHTS II Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																							
Legal Description Lot/Long: 36.30335967 -95.67988223																																							
Building Permits					<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>R20114 02 15 R15-NEW 40X50 2000 SQ FT POLE BAI</td> <td></td> <td>02/2014</td> <td>06/2014</td> <td>21,600</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20114 02 15 R15-NEW 40X50 2000 SQ FT POLE BAI		02/2014	06/2014	21,600																				
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																														
Remove Cap	2006	Land Value	92,918	43,424	11%	4,777	Assessed	20,397	1,885.29																														
Year Frozen	0	Improvements	185,099	141,997		15,620	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00																														
TIF Project ID	0	Total Value	278,017	185,421		20,397	Total Taxable	19,397	1,793.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660013879	HANCOCK, BRANDON D			18	255,095	1000	18,802	1,738.00																														
2024	2024-660013879	HANCOCK, BRANDON D			18	244,404	1000	18,226	1,684.00																														
2023	2023-660013879	HANCOCK, BRANDON D			18	172,053	1000	17,666	1,618.00																														
2022	2022-660013879	HANCOCK, BRANDON D			18	166,438	1000	17,122	1,585.00																														
2021	2021-660013879	HANCOCK, BRANDON D			18	159,948	1000	16,594	1,465.00																														
2020	2020-660013879	HANCOCK, BRANDON D			18	160,615	1000	16,481	1,509.00																														
2019	2019-660013879	HANCOCK, BRANDON D			18	154,291	1000	15,972	1,479.00																														
2018	2018-660013879	HANCOCK, BRANDON D			18	154,938	1000	16,043	1,482.00																														
2017	2017-660013879	HANCOCK, BRANDON D			18	153,890	1000	15,928	1,461.00																														
2016	2016-660013879	HANCOCK, BRANDON D			18	150,679	1000	15,575	1,460.00																														
2015	2015-660013879	HANCOCK, BRANDON D			18	148,161	1000	15,298	1,377.00																														
2014	2014-660013879	HANCOCK, BRANDON D			18	134,490	1000	13,275	1,231.00																														
2013	2013-660013879	HANCOCK, BRANDON D			18	127,655	1000	12,859	1,177.00																														



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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.4609 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 63,637.00 x 1.46 = 92,918 Factor Value Adjustments 1.0000 Lot Value 92,918		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2.5 - Fair Architecture Style 100% One Story Exterior Wall 70% Veneer, Masonry 30% Frame, Siding, Wood Base/Total Area 1,421 / 1,421 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,421 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 483 Attached Garage - Unfinished Remodel Year/Eff Age 1986 / 30		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,421 / 1,421
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,421
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

Cost Approach		Manual : 01/2025	
Base Cost	98.73	Total Misc Impr	+ 10,440
Roofing Adj	+ 4.29	Garage Cost	+ 13,345
Subfloor Adj	+ -1.14	Total RCN	= 198,937
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 79,575
Plumbing Adj	+ 9.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 119,362
Adj Base Cost	= 123.26	Lot Value	+ 92,918
Total Area	x 1,421	Indicated Value	= 212,280
Adjusted Cost	= 175,152	Value Per SqFt	149.39



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	228,701	160.94	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	229,910 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,362		
Lot Value	92,918		
Indicated Value	212,280	149.39	Per SqFt
Agland Value			
Site Improvements	65,737		
Total Value	278,017	195.65	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	33322	26x7		182	23.63		4,301
PATO	SLAB PORCH - OPEN	33323	12x8		96	10.86		1,043



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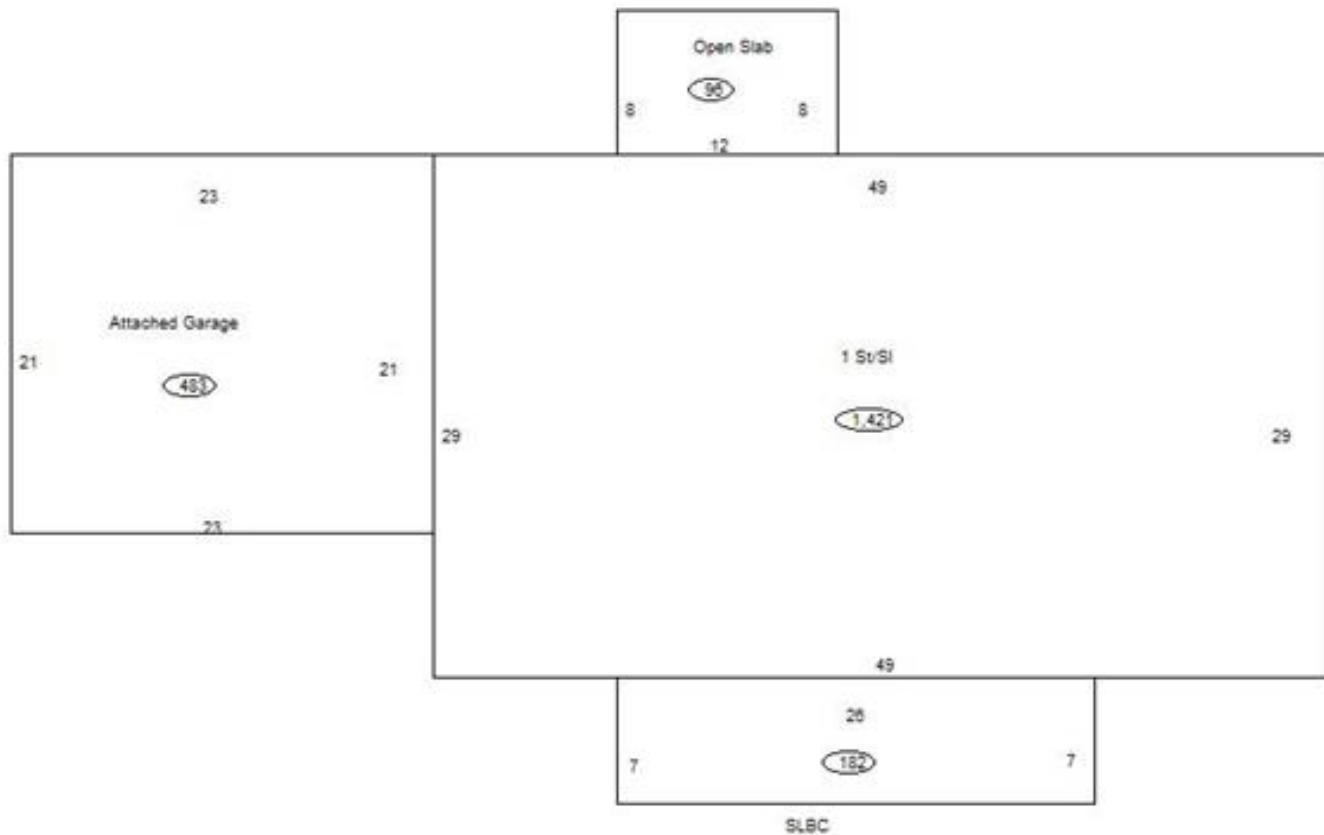
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Sketch Image

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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/Sl	1,421	1.000	1,421
2	G	1		10	Attached Garage	483	1.000	483
3	M	PRCH		10	SLBC	182	1.000	182
4	M	PATO		10	Open Slab	96	1.000	96
Total Building Area						1,421		1,421



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,360
	Qual	2	Cond	Year	2014	Eff Age
	Valuation Summary Base Cost (27.31 x 2,360)		64,452	Modifier Total		RCN 64,452
	LT	LEAN-TO	0x0x0			440
	Qual	2	Cond 3	Year		Eff Age
	Valuation Summary Base Cost (2.92 x 440)		1,285	Modifier Total		RCN 1,285