



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:42
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Assessment Data					Primary Image																																																																																																																				
Account 660013880 Parcel ID 000000-00-0-00936-003-0002 Cadastral ID 14-21-15-03370 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 113724 EDDINGS, FRANK & DONNA FAMILY TRUST 8377 E BROWNING AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08377 E BROWNING AVE Subdivision WINCHESTER HEIGHTS II Lot/Block 0002 / 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: 36.30343775 -95.67918963 LOT 2 BLOCK 3 WINCHESTER HEIGHTS 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3827		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	60,231.00 x 1.50 = 90,363		
Factor Value			
Adjustments	1.0000		
Lot Value	90,363		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,344
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,822	112.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	191,680		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.31	Total Misc Impr	+ 14,166
Roofing Adj	+ 4.34	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 194,457
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 77,783
Plumbing Adj	+ 10.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,674
Adj Base Cost	= 125.44	Lot Value	+ 90,363
Total Area	x 1,344	Indicated Value	= 207,037
Adjusted Cost	= 168,591	Value Per SqFt	154.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,674		
Lot Value	90,363		
Indicated Value	207,037	154.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,037	154.05	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	33326	48x7		336	23.18		7,788
PATO	SLAB PORCH - OPEN	33327	12x10		120	10.68		1,282



Rogers

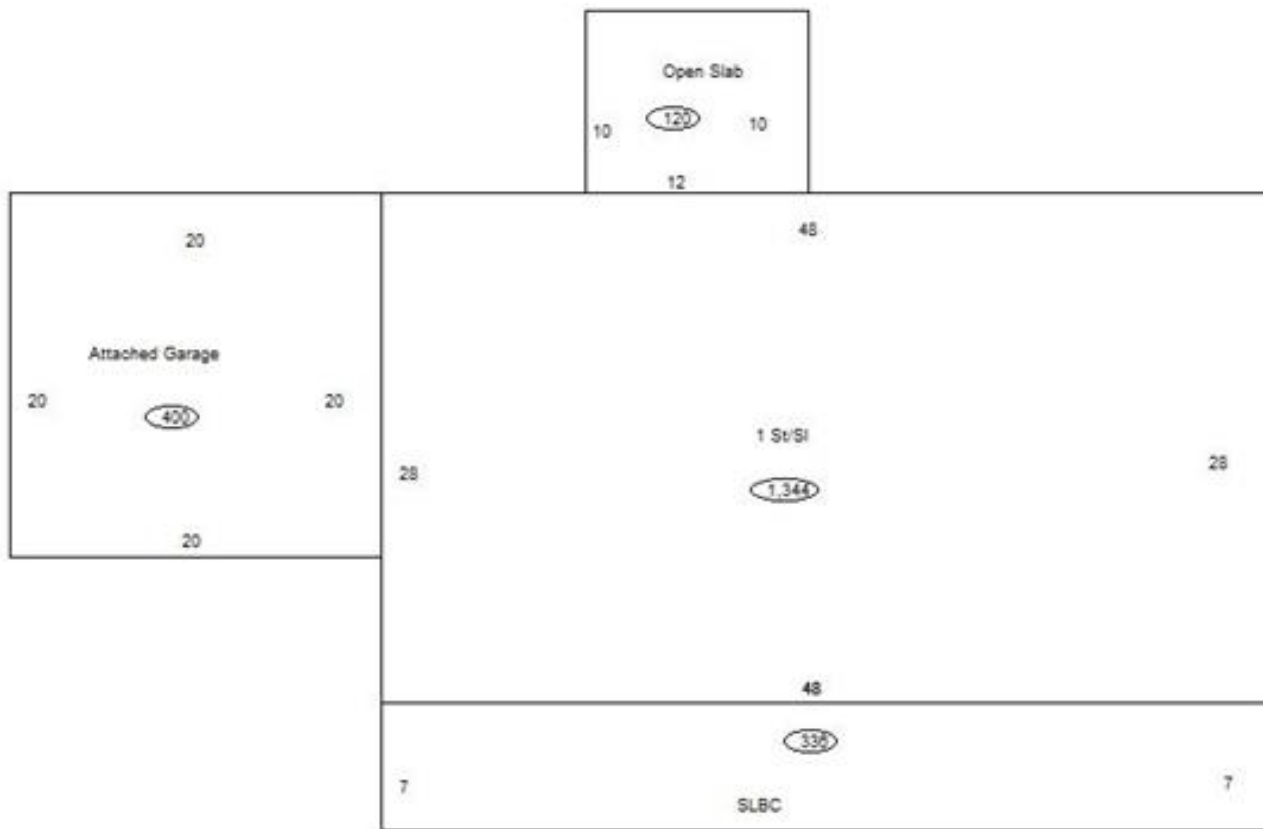
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Sketch Image

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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	1,344	1.000	1,344
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	336	1.000	336
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,344		1,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)					