



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:18:44  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013881 <b>Parcel ID</b> 000000-00-0-00936-003-0003 <b>Cadastral ID</b> 14-21-15-03380 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 293634 KEHOE, PATRICIA LYNN  8403 E BROWNING AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08403 E BROWNING AVE <b>Subdivision</b> WINCHESTER HEIGHTS II <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> .84 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 15 / 5 <b>Neighborhood</b> 1209 - R-V03,3-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.30347691 -95.67838296 LOT 3 BLOCK 3 WINCHESTER HEIGHTS 2 LESS TR TO ODOT DESC 2020-002619 AS BEG NE/C LOT 3; S88.5452W 119.21'; S26.4252E 131 30'; N59.1742E 72.36'; N01.2507W 82.62' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1119 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 48,435.00 x 1.68 = 81,516 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 81,516		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,900 / 2,720
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,900
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	5 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	651 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1981 / 22

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0728\IMG\_0022. 7/29/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	286,098	105.18	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	357,840		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.17	<b>Total Misc Impr</b>	+ 17,132				
<b>Roofing Adj</b>	+ 3.32	<b>Garage Cost</b>	+ 19,680				
<b>Subfloor Adj</b>	+ -1.57	<b>Total RCN</b>	= 346,185				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 26%)</b>	- 90,008				
<b>Plumbing Adj</b>	+ 7.18	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 256,177				
<b>Adj Base Cost</b>	= 113.74	<b>Lot Value</b>	+ 81,516				
<b>Total Area</b>	x 2,720	<b>Indicated Value</b>	= 337,693				
<b>Adjusted Cost</b>	= 309,373	<b>Value Per SqFt</b>	124.15				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	256,177		
<b>Lot Value</b>	81,516		
<b>Indicated Value</b>	337,693	124.15	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	337,693	124.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	5,615.40		11,231
PRCH	SLAB PORCH - COVERED	33330	16x6		96	26.63		2,556
PATO	SLAB PORCH - OPEN	33331	18x11		198	10.57		2,093
PATO	SLAB PORCH - OPEN	33332	11x10		110	11.38		1,252

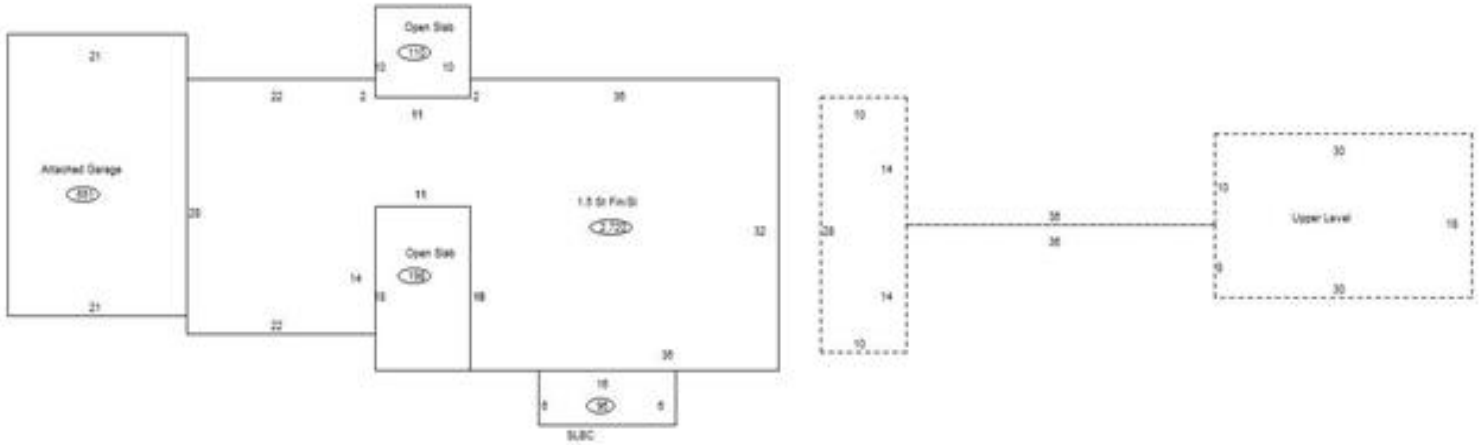


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Sketch Image

660013881



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,900	1.432	2,720
2	G	1		13	Attached Garage	651	1.000	651
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	198	1.000	198
5	M	PATO		13	Open Slab	110	1.000	110
6	U	^UL	Overhang	13	Upper Level	820	1.000	820
<b>Total Building Area</b>						<b>1,900</b>		<b>2,720</b>