



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 660013882 Parcel ID 000000-00-0-00936-003-0004 Cadastral ID 14-21-15-03390 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 113754 YOUNG, TERRY L TRUSTEE 8417 E BROWNING CLAREMORE OK 74019-0000 Parcel Location Situs 08417 BROWNING Subdivision WINCHESTER HEIGHTS II Lot/Block 0004 / 0003 Parcel Size .91 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2018-08-24\IMG_0031.JPG 8/27/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.30301876 -95.67805319 LOT 4 BLOCK 3 WINCHESTER HEIGHTS 2 LESS TR TO ODOT DESC 2020-001582 AS BEG NE/C LOT 4; S59.1742W 72.36'; S26.4252E 147 70'; N01.2507W 168.93' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2691 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 55,284.00 x 1.57 = 86,653 Factor Value Adjustments 1.0000 Lot Value 86,653		 <p>\\tsclient\C\Users\rln\Pictures\2018-08-24\IMG_0031.JPG 8/27/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,954 / 1,954
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,954
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,750	110.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	287,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.65	Total Misc Impr	+ 7,326				
Roofing Adj	+ 4.72	Garage Cost	+ 16,086				
Subfloor Adj	+ -2.21	Total RCN	= 269,108				
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 113,025				
Plumbing Adj	+ 7.94	Lump Sums	+ 7,115				
Basement Adj	+ 0.00	RCNLD	= 163,198				
Adj Base Cost	= 125.74	Lot Value	+ 86,653				
Total Area	x 1,954	Indicated Value	= 249,851				
Adjusted Cost	= 245,696	Value Per SqFt	127.87				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,198		
Lot Value	86,653		
Indicated Value	249,851	127.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,851	127.87	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	33336	16x4		64	26.73		1,711
WODO	WOOD DECK - OPEN	33337	30x20		600	16.94	30%	7,115



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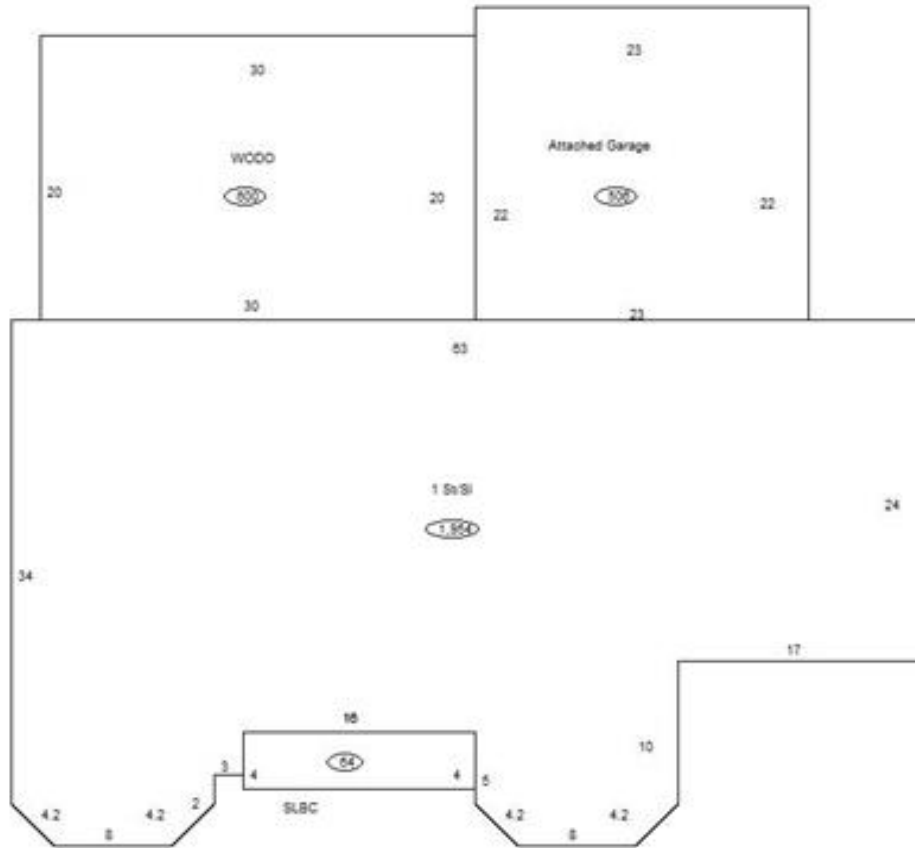
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Sketch Image

660013882



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,954	1.000	1,954
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	64	1.000	64
4	M	WODO		10	WODO	600	1.000	600
Total Building Area						1,954		1,954



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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)						