



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:57:02
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Assessment Data					Primary Image																																																																																																																				
Account 660013893 Parcel ID 000000-00-0-00936-004-0010 Cadastral ID 14-21-15-03500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 312110 OSBORN, BECKIE & KIRK 8305 E BROWNING AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08305 E BROWNING AVE Subdivision WINCHESTER HEIGHTS II Lot/Block 0010 / 0004 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: 36.30327651 -95.68133551																																																																																																																									
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.5686		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	68,330.00 x 1.41 = 96,438		
Factor Value			
Adjustments	1.0000		
Lot Value	96,438		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	1,364 / 2,046
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	242,148 118.35 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	292,080 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	187,451
Lot Value	96,438
Indicated Value	283,889 138.75 Per SqFt
Agland Value	
Site Improvements	
Total Value	283,889 138.75 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.79	Total Misc Impr	+ 17,467
Roofing Adj	+ 3.40	Garage Cost	+ 18,057
Subfloor Adj	+ 0.00	Total RCN	= 275,663
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 88,212
Plumbing Adj	+ 9.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 187,451
Adj Base Cost	= 117.37	Lot Value	+ 96,438
Total Area	x 2,046	Indicated Value	= 283,889
Adjusted Cost	= 240,139	Value Per SqFt	138.75

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	33365	32x7		224	26.23		5,876
PRCH	SLAB PORCH - COVERED	33366	19x12		228	26.21		5,976



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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	5	Crawl	10	1.5 St Fin/Cr	1,364	1.500	2,046
2	G	1		10	Attached Garage	588	1.000	588
3	M	PRCH		10	SLBC	224	1.000	224
4	M	PRCH		10	SLBC	228	1.000	228
Total Building Area						1,364		2,046



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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)						