




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:18:54  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013894 <b>Parcel ID</b> 000000-00-0-00936-004-0011 <b>Cadastral ID</b> 14-21-15-03510 <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> 312110 OSBORN, BECKIE & KIRK  8305 E BROWNING AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08305 E BROWNING AVE <b>Subdivision</b> WINCHESTER HEIGHTS II <b>Lot/Block</b> 0011 / 0004 Parcel Size 1 - 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					 <p>\\tsclient\C\Users\rln\Pictures\2014-06-16 06-16-14\06-16-14 158.J 6/17/2014</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.30331160 -95.68071295 LOT 11 BLOCK 4 WINCHESTER HEIGHTS 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.5027	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	65,458.00 x 1.44 = 94,284	
Factor Value		
Adjustments	1.0000	
Lot Value	94,284	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+	94,284			
Total Area	x	Indicated Value	=	94,284			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	94,284		
Indicated Value	94,284	0.00	Per SqFt
Agland Value			
Site Improvements	6,037		
Total Value	100,321	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (10.48 x 720)		7,546	7,546	1,509	6,037	