




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:22:25
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Assessment Data					Primary Image				
Account	660015090				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-15\IMG_002! 8/15/2023</p>				
Parcel ID	000000-00-0-10010-143-0011								
Cadastral ID	16-21-16-01390								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	261360								
BROWN, BEVERLY S									
320 S CHOCTAW CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00320 S CHOCTAW AVE								
Subdivision	CLAREMORE O T								
Lot/Block	0011 / 0143	Parcel Size	1.5 - Lots						
Sec/Twn/Rng	16 / 21 / 16 / 5								
Neighborhood	1177 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30651770 -95.60928423									
Building Permits									
LOTS 10 & 11 LESS NLY 101.8' THEREOF BLOCK 143 CLAREMORE O T									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	997/656	PRATHER, CARLA ELAINE &	06/30/1995	31,500	Yes
A	Add-Homestead	No	1,000		909/203	PRATHER, CARLA ELAINE &	03/22/1993	0	No
					852/431			25,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	34,964	22,859	11%	2,514	Assessed	6,406	592.11
Year Frozen	0	Improvements	39,656	35,378		3,892	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	74,620	58,237		6,406	Total Taxable	5,406	500.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660015090	BROWN, BEVERLY S	17	73,556	2000	4,219	390.00		
2024	2024-660015090	BROWN, BEVERLY S	17	71,739	0	6,038	558.00		
2023	2023-660015090	BROWN, BEVERLY S	17	60,243	0	5,751	527.00		
2022	2022-660015090	BROWN, BEVERLY S	17	54,099	0	5,477	507.00		
2021	2021-660015090	BROWN, BEVERLY S	17	47,421	0	5,216	461.00		
2020	2020-660015090	BROWN, BEVERLY S	17	45,545	0	5,010	459.00		
2019	2019-660015090	BROWN, BEVERLY S	17	43,893	0	4,829	447.00		
2018	2018-660015090	BROWN, BEVERLY S	17	47,391	0	5,213	482.00		
2017	2017-660015090	BROWN, BEVERLY S	17	47,081	0	5,179	476.00		
2016	2016-660015090	BROWN, BEVERLY S	17	45,958	0	5,056	475.00		
2015	2015-660015090	BROWN, BEVERLY S	17	44,501	0	4,895	441.00		
2014	2014-660015090	BROWN, BEVERLY S	17	46,147	0	5,023	466.00		
2013	2013-660015090	BROWN, BEVERLY S	17	44,999	0	4,784	438.00		



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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable 9108 Non-Ag Acres 0.2445 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 10,653.00 x 3.28 = 34,964 Factor Value Adjustments Lot Value 34,964		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,218 / 1,218
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	33,675 27.65 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	87,330 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	37,673
Lot Value	34,964
Indicated Value	72,637 59.64 Per SqFt
Agland Value	
Site Improvements	1,983
Total Value	74,620 61.26 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	76.67	Total Misc Impr	+ 514				
Roofing Adj	+ 3.67	Garage Cost	+ 514				
Subfloor Adj	+ 2.31	Total RCN	= 107,637				
Heat/Cool Adj	+ 1.52	Depreciation (65%)	- 69,964				
Plumbing Adj	+ 3.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 37,673				
Adj Base Cost	= 87.95	Lot Value	+ 34,964				
Total Area	x 1,218	Indicated Value	= 72,637				
Adjusted Cost	= 107,123	Value Per SqFt	59.64				

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	36262	7x4		28	18.34	514



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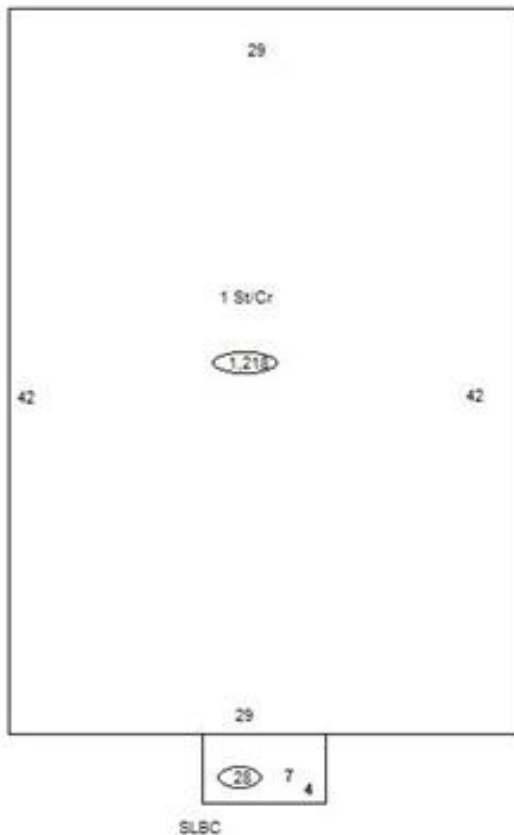
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,218	1.000	1,218
2	M	PRCH		10	SLBC	28	1.000	28
Total Building Area						1,218		1,218



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	12x20x0			240
	Qual	3	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (10.33 x 240)	2,479		2,479	496
						1,983