



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:45:51
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015673 Parcel ID 22N16E-16-2-00000-000-0000 Cadastral ID 16-22-16-00510 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 330488 BRADSHAW, THOMAS ANDREW & ASHLIDAWN 15031 S 4150 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15031 S 4150 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 16 / 22 / 16 / 2 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.39327389 -95.61458879 N 779.5' OF W 165' NW NW																																																																																																																									
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 Time 06:45:51
 Page 2

Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	3		
Non-Ag Acres	2.91		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	126,758.00 x .42 = 53,666		
Factor Value			
Adjustments	1.0000		
Lot Value	53,666		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-29\IMG_00; 11/29/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Frame, Siding, Wood 60% Veneer, Stone
Base/Total Area	2,080 / 3,424
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,080
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	1,344 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	449,413	131.25	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.33	Total Misc Impr	+ 12,406				
Roofing Adj	+ 3.17	Garage Cost	+ 50,010				
Subfloor Adj	+ -2.18	Total RCN	= 448,095				
Heat/Cool Adj	+ 14.47	Depreciation (49%)	- 219,567				
Plumbing Adj	+ 3.85	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 228,528				
Adj Base Cost	= 112.64	Lot Value	+ 53,666				
Total Area	x 3,424	Indicated Value	= 282,194				
Adjusted Cost	= 385,679	Value Per SqFt	82.42				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	228,528		
Lot Value	53,666		
Indicated Value	282,194	82.42	Per SqFt
Agland Value			
Site Improvements	19,236		
Total Value	301,430	88.03	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	123131	18x8		144	29.03		4,180
PATO	SLAB PORCH - OPEN	123132	18x8		144	12.47		1,796



Rogers

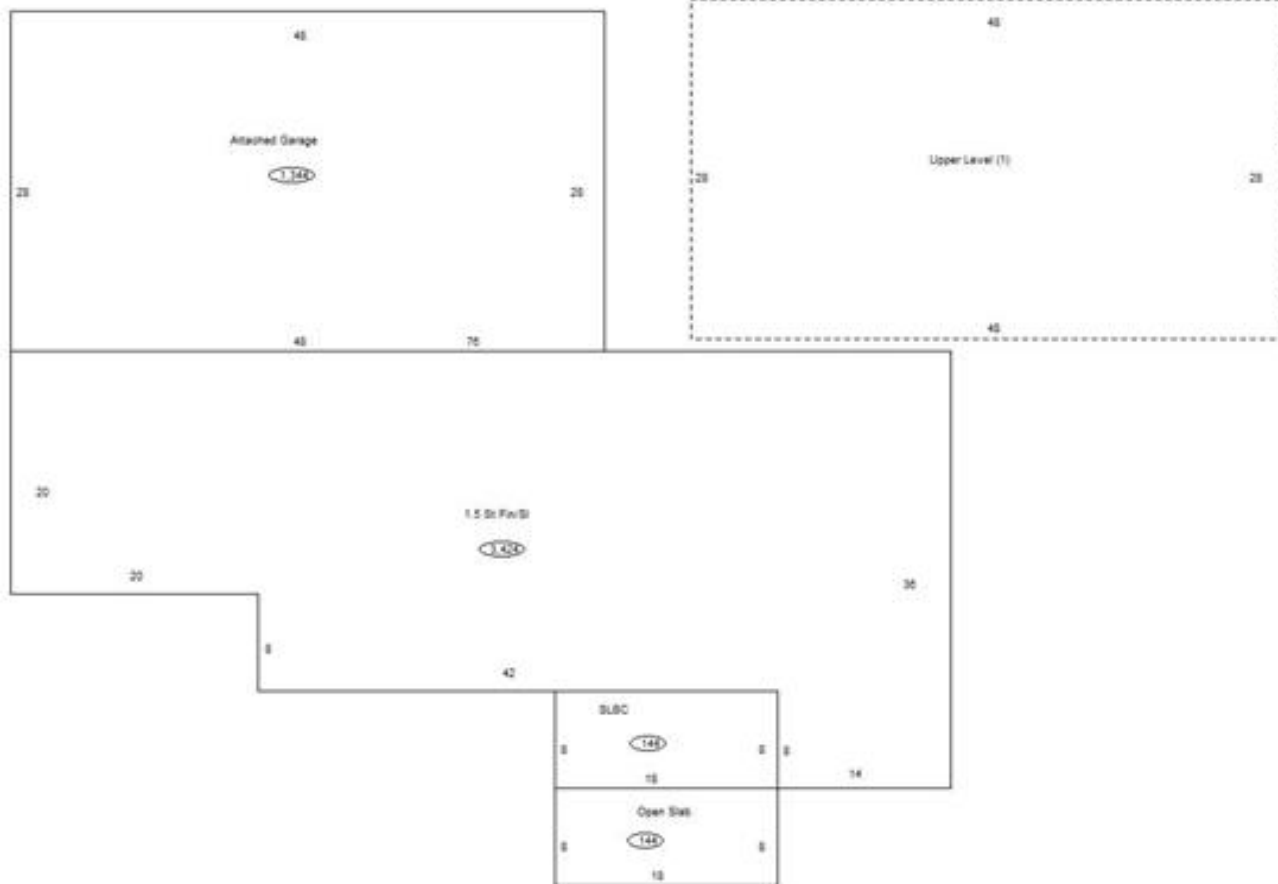
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 Time 06:45:51
 Page 3

Sketch Image

660015673



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,080	1.646	3,424
2	G	1		10	Attached Garage	1,344	1.000	1,344
3	U	^UL		10	Upper Level (1)	1,344	1.000	1,344
4	M	PRCH		10	SLBC	144	1.000	144
5	M	PATO		10	Open Slab	144	1.000	144
Total Building Area						2,080		3,424



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 Page 4

660015673

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG STG GOOD		0x0x0			352
	Qual 4	Cond 3	Year 2011	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 352)		3,295		3,295	3,295
	PRCH SLAB PORCH - COVERED		22x26x0			572
	Qual 3	Cond 3	Year 2011	Eff Age	11	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (25.25 x 572)		14,443		14,443	14,443
	STF STG FAIR		0x0x0			320
	Qual 2	Cond 3	Year 2004	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 320)		1,498		1,498	1,498