



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:16:50
Page 1

Assessment Data					Primary Image																																																	
Account 660015989 Parcel ID 000000-00-0-10035-003-0014 Cadastral ID 17-21-16-00340 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 287577 AVERY, BRADLEY O 1402 W CLINT ST CLAREMORE OK 74017-0000 Parcel Location Situs 01402 W CLINT ST Subdivision BERT HALL Lot/Block 0014 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (264)\IMG_0003.JPG 9/7/2023</p>																																																	
Legal Description Lat/Long: 36.30586159 -95.62674977																																																						
LOT 14 BLOCK 3 BERT HALL					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1646/926	BURDEN, JAMES ALAN &	12/30/2004	60,000	YES																																													
					962/830	EWING, EDWARD T MRS	07/11/1994	42,500	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2005</td> <td>Land Value 35,489</td> <td>15,046</td> <td>11%</td> <td>1,655</td> <td>Assessed</td> <td>8,113</td> <td>749.88</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 58,970</td> <td>58,707</td> <td> </td> <td>6,458</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 94,459</td> <td>73,753</td> <td> </td> <td>8,113</td> <td>Total Taxable</td> <td>7,113</td> <td>657.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2005	Land Value 35,489	15,046	11%	1,655	Assessed	8,113	749.88	Year Frozen	0	Improvements 58,970	58,707		6,458	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 94,459	73,753		8,113	Total Taxable	7,113	657.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660015989	AVERY, BRADLEY O	17	92,486	1000	6,877	636.00																																															
2024	2024-660015989	AVERY, BRADLEY O	17	74,407	1000	6,647	614.00																																															
2023	2023-660015989	AVERY, BRADLEY O	17	76,420	1000	6,425	589.00																																															
2022	2022-660015989	AVERY, BRADLEY O	17	65,531	1000	6,208	575.00																																															
2021	2021-660015989	AVERY, BRADLEY O	17	65,211	1000	6,173	545.00																																															
2020	2020-660015989	AVERY, BRADLEY O	17	64,278	1000	6,062	555.00																																															
2019	2019-660015989	AVERY, BRADLEY O	17	62,329	1000	5,856	542.00																																															
2018	2018-660015989	AVERY, BRADLEY O	17	64,817	1000	6,130	566.00																																															
2017	2017-660015989	AVERY, BRADLEY O	17	64,344	1000	6,078	558.00																																															
2016	2016-660015989	AVERY, BRADLEY O	17	65,520	1000	6,207	583.00																																															
2015	2015-660015989	AVERY, BRADLEY O	17	64,906	1000	6,140	554.00																																															
2014	2014-660015989	AVERY, BRADLEY O	17	65,369	1000	6,051	561.00																																															
2013	2013-660015989	AVERY, BRADLEY O	17	62,237	1000	5,846	535.00																																															



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 Time 23:16:50
 Page 2

Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2615		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,393.00 x 3.11 = 35,489		
Factor Value			
Adjustments	1.0000		
Lot Value	35,489		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	830 / 830
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	830
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	288 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	88,577 106.72 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	58,970
Lot Value	35,489
Indicated Value	94,459 113.81 Per SqFt
Agland Value	
Site Improvements	
Total Value	94,459 113.81 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.32	Total Misc Impr	+	2,086
Roofing Adj	+ 4.65	Garage Cost	+	7,874
Subfloor Adj	+ 0.00	Total RCN	=	115,627
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	56,657
Plumbing Adj	+ 6.04	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	58,970
Adj Base Cost	= 127.31	Lot Value	+	35,489
Total Area	x 830	Indicated Value	=	94,459
Adjusted Cost	= 105,667	Value Per SqFt		113.81

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38319	10x6		60	21.11		1,267
PATO	SLAB PORCH - OPEN	38320	10x8		80	10.24		819



Rogers

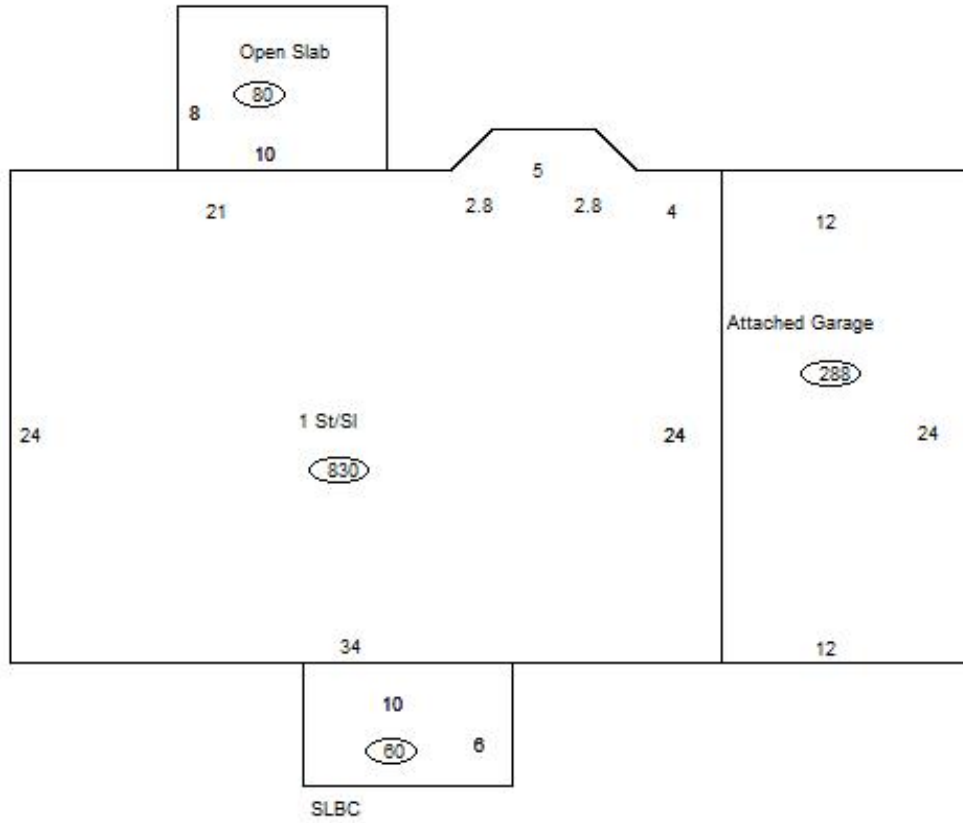
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 Time 23:16:50
 Page 3

Sketch Image

660015989



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	830	1.000	830
2	G	1		10	Attached Garage	288	1.000	288
3	M	PRCH		10	SLBC	60	1.000	60
4	M	PATO		10	Open Slab	80	1.000	80
Total Building Area						830		830