



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:26:40
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016730 Parcel ID 000000-00-0-10190-001-0044 Cadastral ID 18-21-16-02170 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 73924 BRASEL, MARCELLA C - TRUSTEE C/O MICHAEL BRASEL 20085 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 00743 CHRISTMAS LN Subdivision HOLIDAY HILLS Lot/Block 0044 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 18 / 21 / 16 / 5 Neighborhood 1170 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30308883 -95.63782490																																																																																																																									
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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2116		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	52,778.00 x 1.41 = 74,269		
Factor Value			
Adjustments	1.0000		
Lot Value	74,269		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-11\IMG_001! 9/11/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,500 / 1,896
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,500
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	166,339 87.73 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	203,320 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	108,799
Lot Value	74,269
Indicated Value	183,068 96.55 Per SqFt
Agland Value	
Site Improvements	
Total Value	183,068 96.55 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.77	Total Misc Impr	+ 15,308
Roofing Adj	+ 3.48	Garage Cost	+ 12,063
Subfloor Adj	+ -0.91	Total RCN	= 236,519
Heat/Cool Adj	+ 11.47	Depreciation (54%)	- 127,720
Plumbing Adj	+ 5.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 108,799
Adj Base Cost	= 110.31	Lot Value	+ 74,269
Total Area	x 1,896	Indicated Value	= 183,068
Adjusted Cost	= 209,148	Value Per SqFt	96.55

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40147	14x4		56	24.09		1,349
PRCH	SLAB PORCH - COVERED	40149	24x16		384	23.08		8,863



Rogers

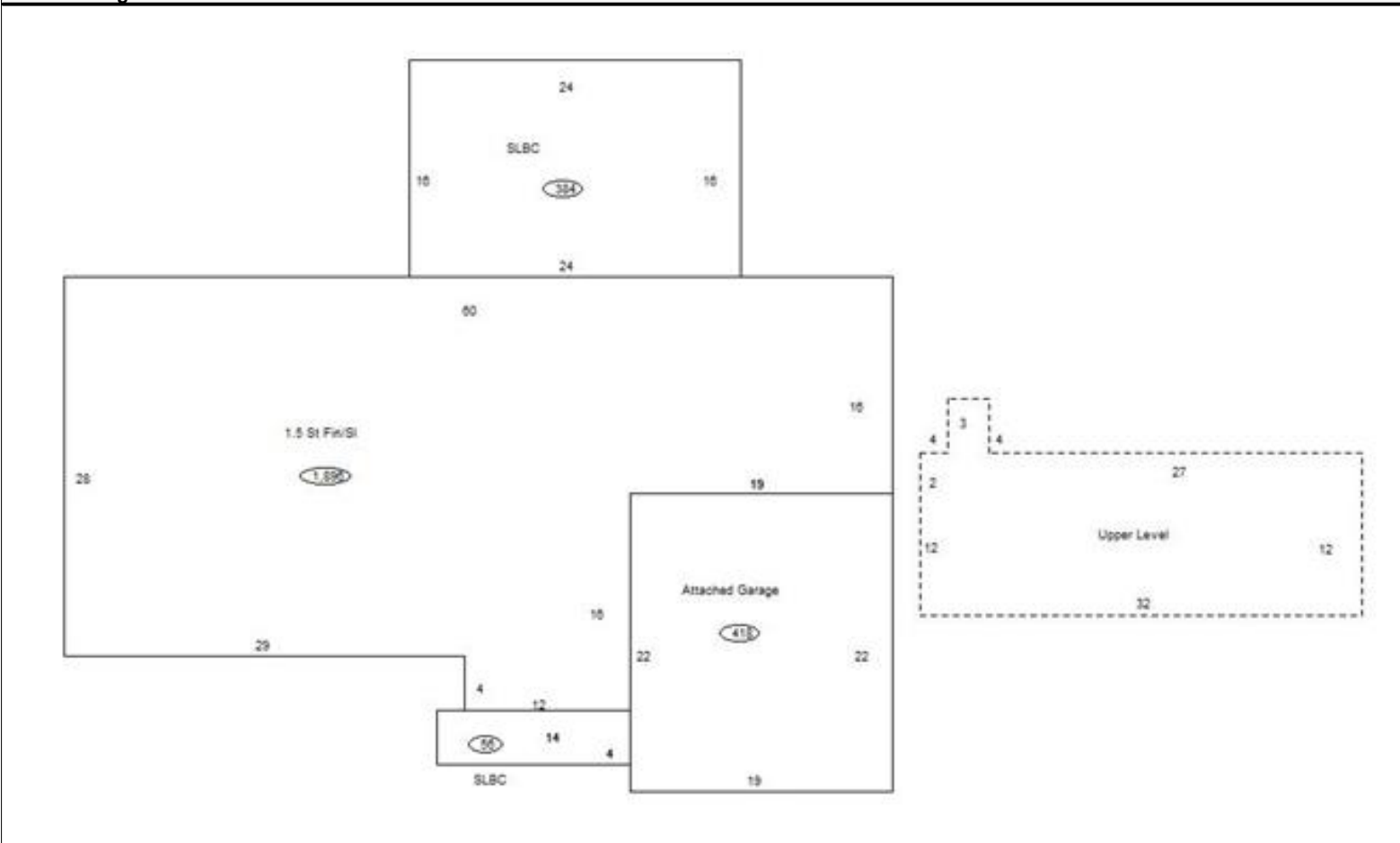
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Sketch Image

660016730



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	1,500	1.264	1,896
2	G	1		10	Attached Garage	418	1.000	418
3	M	PRCH		10	SLBC	56	1.000	56
4	U	^UL	Overhang	10	Upper Level	396	1.000	396
5	M	PRCH		10	SLBC	384	1.000	384
Total Building Area						1,500		1,896



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	GHF	GREENHOUSE	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (5.00 x)					