



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660018364				<p>\\tsclient\A\TOMMY DUNLAP\New folder (271)\IMG_0062.JPG 9/19/2023</p>				
Parcel ID	000000-00-0-10400-006-0021								
Cadastral ID	20-21-16-04390								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	63964								
BARNETT, BRIAN D									
2004 S CHEROKEE CLAREMORE OK 74019-0000									
Parcel Location									
Situs	02004 S CHEROKEE AVE								
Subdivision	SOUTH POINTE								
Lot/Block	0021 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28960331 -95.61585306									
Building Permits									
LOT 21 BLOCK 6 SOUTH POINTE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	821/537			65,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	44,683	17,992	11%	1,979	Assessed	15,931	1,472.50
Year Frozen	0	Improvements	149,098	126,834		13,952	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	193,781	144,826		15,931	Total Taxable	14,931	1,380.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018364	BARNETT, BRIAN D	17	193,113	1000	14,466	1,337.00		
2024	2024-660018364	BARNETT, BRIAN D	17	177,678	1000	14,016	1,295.00		
2023	2023-660018364	BARNETT, BRIAN D	17	132,537	1000	13,579	1,244.00		
2022	2022-660018364	BARNETT, BRIAN D	17	134,398	1000	13,784	1,276.00		
2021	2021-660018364	BARNETT, BRIAN D	17	131,112	1000	13,422	1,185.00		
2020	2020-660018364	BARNETT, BRIAN D	17	128,931	1000	13,182	1,207.00		
2019	2019-660018364	BARNETT, BRIAN D	17	128,274	1000	13,110	1,214.00		
2018	2018-660018364	BARNETT, BRIAN D	17	132,422	1000	13,566	1,253.00		
2017	2017-660018364	BARNETT, BRIAN D	17	131,311	1000	13,296	1,221.00		
2016	2016-660018364	BARNETT, BRIAN D	17	127,760	1000	12,880	1,209.00		
2015	2015-660018364	BARNETT, BRIAN D	17	124,482	1000	12,476	1,125.00		
2014	2014-660018364	BARNETT, BRIAN D	17	125,512	1000	12,083	1,120.00		
2013	2013-660018364	BARNETT, BRIAN D	17	118,543	1000	11,702	1,071.00		



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1425	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,206.00 x 6.00 = 37,236	
Factor Value		
Adjustments	1.2000	
Lot Value	44,683	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,026 / 1,698
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,026
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	196,397	115.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	195,290		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.66	Total Misc Impr	+	11,197			
Roofing Adj	+ 3.31	Garage Cost	+	13,558			
Subfloor Adj	+ -1.60	Total RCN	=	229,381			
Heat/Cool Adj	+ 12.64	Depreciation ( 35%)	-	80,283			
Plumbing Adj	+ 11.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,098			
Adj Base Cost	= 120.51	Lot Value	+	44,683			
Total Area	x 1,698	Indicated Value	=	193,781			
Adjusted Cost	= 204,626	Value Per SqFt		114.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,098		
Lot Value	44,683		
Indicated Value	193,781	114.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	193,781	114.12	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	44529	13x6		78	26.68		2,081
PRCH	SLAB PORCH - COVERED	44530	132		132	26.52		3,501



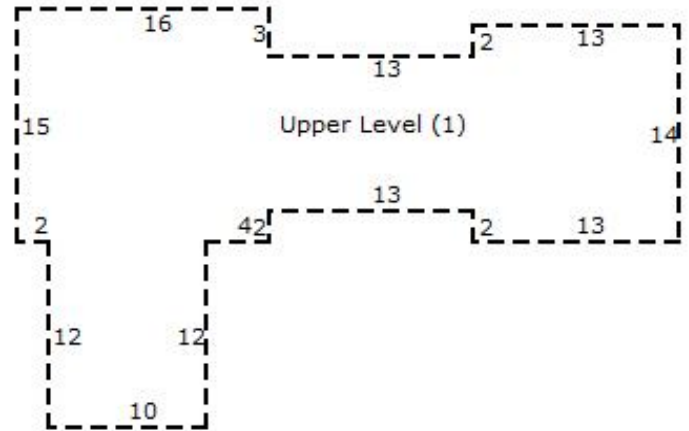
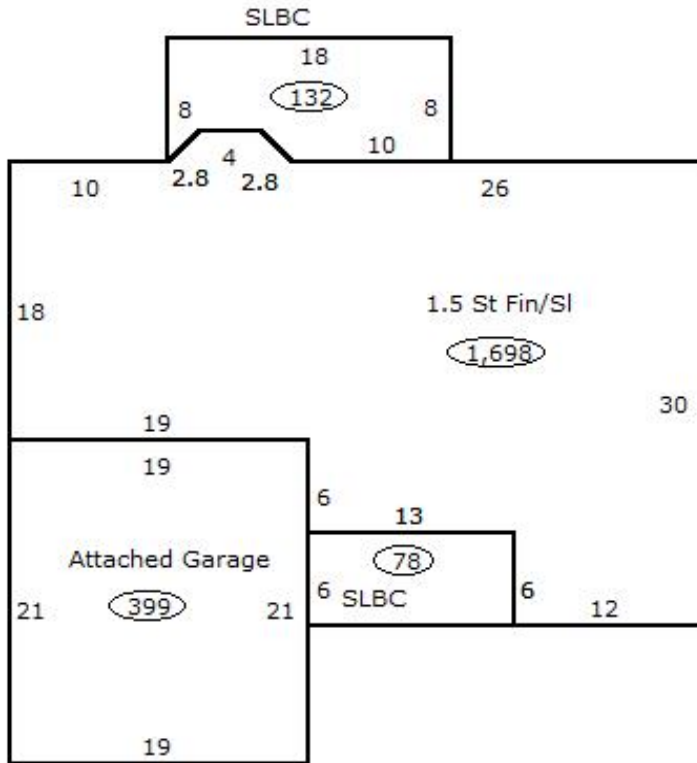
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,026	1.655	1,698
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	78	1.000	78
4	M	PRCH		13	SLBC	132	1.000	132
5	U	^UL		13	Upper Level (1)	672	1.000	672
<b>Total Building Area</b>						1,026		1,698



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### Outbuildings/Site Improvements

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