



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 660023016 Parcel ID 000000-00-0-00825-002-0004 Cadastral ID 27-21-16-01350 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 283031 BRADSHAW, BILLY J & JOYCE TRUSTEES 14752 E CLAUDE CLAREMORE OK 74019-0000 Parcel Location Situs 14752 E CLAUDE ST Subdivision TIAWAH VALLEY II Lot/Block 0004 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 27 / 21 / 16 / 5 Neighborhood 1129 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (133)\IMG_0056.JPG 1/23/2023</p>														
Legal Description Lat/Long: 36.27356739 -95.58291536																			
LOTS 3 & 4 BLOCK 2 TIAWAH VALLEY 2					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>8120</td> <td>R4 - NEW HOME</td> <td>07/2003</td> <td>02/2004</td> <td>87,503</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8120	R4 - NEW HOME	07/2003	02/2004	87,503
Number	Description	Opened	Closed	Amount															
8120	R4 - NEW HOME	07/2003	02/2004	87,503															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1496/65	MOORE, LEON A &	08/28/2001	25,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2004	Land Value	37,160	20,422	11%	2,246	Assessed	14,079	1,301.32										
Year Frozen	2005	Improvements	195,752	107,578		11,833	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	232,912	128,000		14,079	Total Taxable	13,079	1,209.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660023016	BRADSHAW, BILLY J & JOYCE			18	227,606	1000	13,080	1,209.00										
2024	2024-660023016	BRADSHAW, BILLY J & JOYCE			18	239,830	1000	13,080	1,209.00										
2023	2023-660023016	BRADSHAW, BILLY J & JOYCE			18	213,120	1000	13,080	1,198.00										
2022	2022-660023016	BRADSHAW, BILLY J & JOYCE			18	217,575	1000	13,080	1,211.00										
2021	2021-660023016	BRADSHAW, BILLY J & JOYCE			18	191,760	1000	13,080	1,155.00										
2020	2020-660023016	BRADSHAW, BILLY J & JOYCE			18	188,634	1000	13,080	1,198.00										
2019	2019-660023016	BRADSHAW, BILLY J & JOYCE			18	181,012	1000	13,080	1,211.00										
2018	2018-660023016	BRADSHAW, BILLY J & JOYCE			18	186,172	1000	13,080	1,209.00										
2017	2017-660023016	BRADSHAW, BILLY J & JOYCE			18	184,586	1000	13,080	1,200.00										
2016	2016-660023016	BRADSHAW, BILLY J & JOYCE			18	179,839	1000	13,080	1,226.00										
2015	2015-660023016	BRADSHAW, BILLY J & JOYCE			18	174,245	1000	13,080	1,178.00										
2014	2014-660023016	BRADSHAW, BILLY J & JOYCE			18	175,653	1000	13,080	1,213.00										
2013	2013-660023016	BRADSHAW, BILLY J & JOYCE			18	165,280	1000	13,080	1,197.00										



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Lot Data		Square-Foot - NBHD 1129 #1	
Lot Size			
Lot Count			
Units Buildable	2		
Non-Ag Acres	0.8531		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	37,160.00 x 1.00 = 37,160		
Factor Value			
Adjustments	1.0000		
Lot Value	37,160		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,720 / 1,720
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,720
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	216,305 125.76 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	195,187
Lot Value	37,160
Indicated Value	232,347 135.09 Per SqFt
Agland Value	
Site Improvements	565
Total Value	232,912 135.41 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.97	Total Misc Impr	+ 8,329
Roofing Adj	+ 4.40	Garage Cost	+ 16,880
Subfloor Adj	+ -1.15	Total RCN	= 247,072
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 51,885
Plumbing Adj	+ 10.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 195,187
Adj Base Cost	= 128.99	Lot Value	+ 37,160
Total Area	x 1,720	Indicated Value	= 232,347
Adjusted Cost	= 221,863	Value Per SqFt	135.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
PRCH	SLAB PORCH - COVERED	56796	15x5		75	24.03		1,802
PRCH	SLAB PORCH - COVERED	56797	28x10		280	23.31		6,527



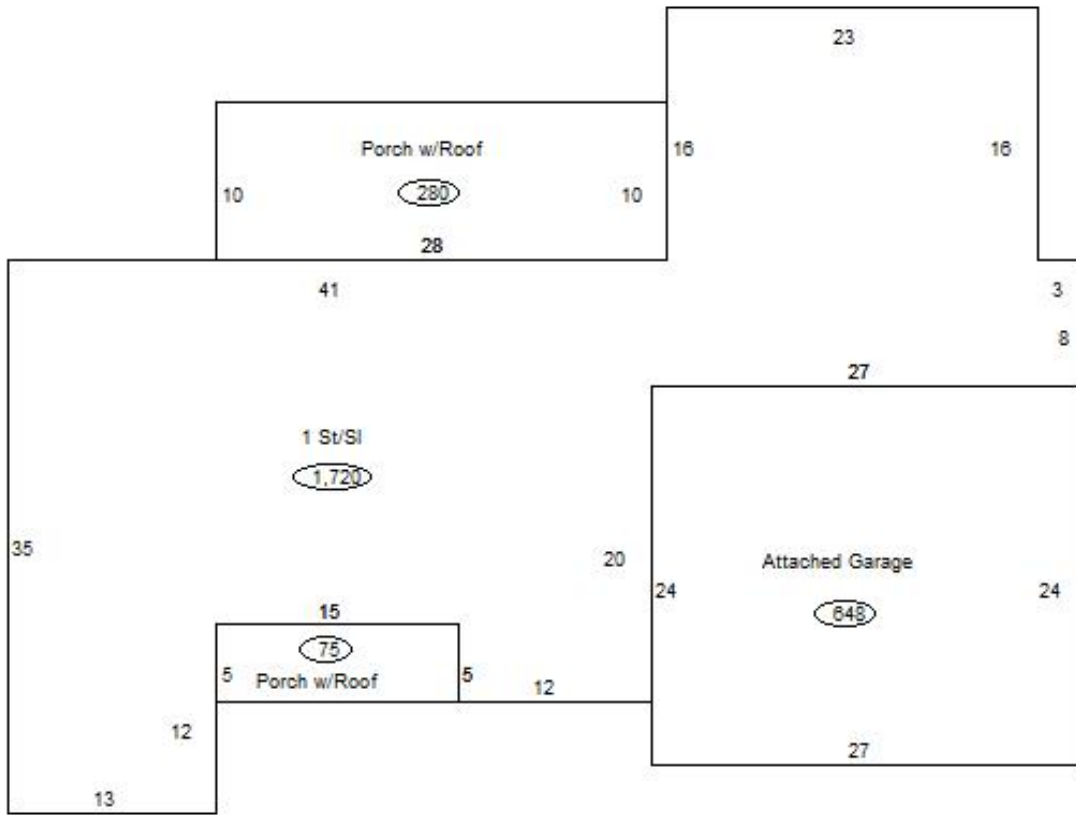
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,720	1.000	1,720
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PRCH		13	SLBC	280	1.000	280
Total Building Area						1,720		1,720



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			264	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 264)		771		771	655	116
	STF	STG FAIR	0x0x0			480	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 480)		2,246		2,246	1,797	449