



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 660023766 Parcel ID 000000-00-0-00162-003-0004 Cadastral ID 28-21-16-01380 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 295702 THOMPSON, BRYAN K & RHONDA 12227 E OAK DR CLAREMORE OK 74019-5684 Parcel Location Situs 12227 E OAK DR Subdivision CLAREMORE ESTATES Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 21 / 16 / 5 Neighborhood 1208 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (137)\IMG_0051.JPG 1/26/2023</p>														
Legal Description Lat/Long: 36.27281129 -95.61128208																			
LOT 4 BLOCK 3 CLAREMORE ESTATES					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2154/833	DITTRICH, PEGGY J	01/21/2011	221,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	0	Land Value	42,968	41,117	11%	4,523	Assessed	30,611	3,341.86										
Year Frozen	0	Improvements	242,235	237,168		26,088	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	285,203	278,285		30,611	Total Taxable	29,611	3,250.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660023766	THOMPSON, BRYAN K &			21	273,542	1000	28,719	3,152.00										
2024	2024-660023766	THOMPSON, BRYAN K &			21	273,477	1000	27,855	2,871.00										
2023	2023-660023766	THOMPSON, BRYAN K &			21	254,671	1000	27,014	2,763.00										
2022	2022-660023766	THOMPSON, BRYAN K &			21	248,252	1000	26,308	2,716.00										
2021	2021-660023766	THOMPSON, BRYAN K &			21	257,481	1000	27,323	2,705.00										
2020	2020-660023766	THOMPSON, BRYAN K &			21	258,367	1000	26,884	2,749.00										
2019	2019-660023766	THOMPSON, BRYAN K &			21	246,110	1000	26,072	2,694.00										
2018	2018-660023766	THOMPSON, BRYAN K &			21	253,315	1000	26,865	2,769.00										
2017	2017-660023766	THOMPSON, BRYAN K &			21	250,844	1000	26,593	2,723.00										
2016	2016-660023766	THOMPSON, BRYAN K &			21	244,516	1000	25,897	2,704.00										
2015	2015-660023766	THOMPSON, BRYAN K &			21	237,703	1000	25,147	2,533.00										
2014	2014-660023766	THOMPSON, BRYAN K &			21	239,878	1000	24,844	2,570.00										
2013	2013-660023766	THOMPSON, BRYAN K &			21	228,101	1000	24,091	2,463.00										



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Lot Data	Lot - NBHD 1208 #1		Primary Image
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.466		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
	SIZE	0	
Method	Lot		
Base Lot Value	63,860.00 x .67 = 42,968		
Factor Value			
Adjustments	1.0000		
Lot Value	42,968		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,641 / 2,641
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,641
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	321,358	121.68	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	340,840 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.16	Total Misc Impr	+	6,872	
Roofing Adj	+ 4.99	Garage Cost	+	16,968	
Subfloor Adj	+ -3.34	Total RCN	=	359,247	
Heat/Cool Adj	+ 14.47	Depreciation (44%)	-	158,069	
Plumbing Adj	+ 6.72	Lump Sums	+	6,194	
Basement Adj	+ 0.00	RCNLD	=	207,372	
Adj Base Cost	= 127.00	Lot Value	+	42,968	
Total Area	x 2,641	Indicated Value	=	250,340	
Adjusted Cost	= 335,407	Value Per SqFt		94.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,372		
Lot Value	42,968		
Indicated Value	250,340	94.79	Per SqFt
Agland Value			
Site Improvements	34,863		
Total Value	285,203	107.99	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	58398	5x3		15	29.48		442
WODO	WOOD DECK - OPEN	58399	30x10		300	19.15	30%	4,022
WODO	WOOD DECK - OPEN	58400	17x6		102	30.42	30%	2,172



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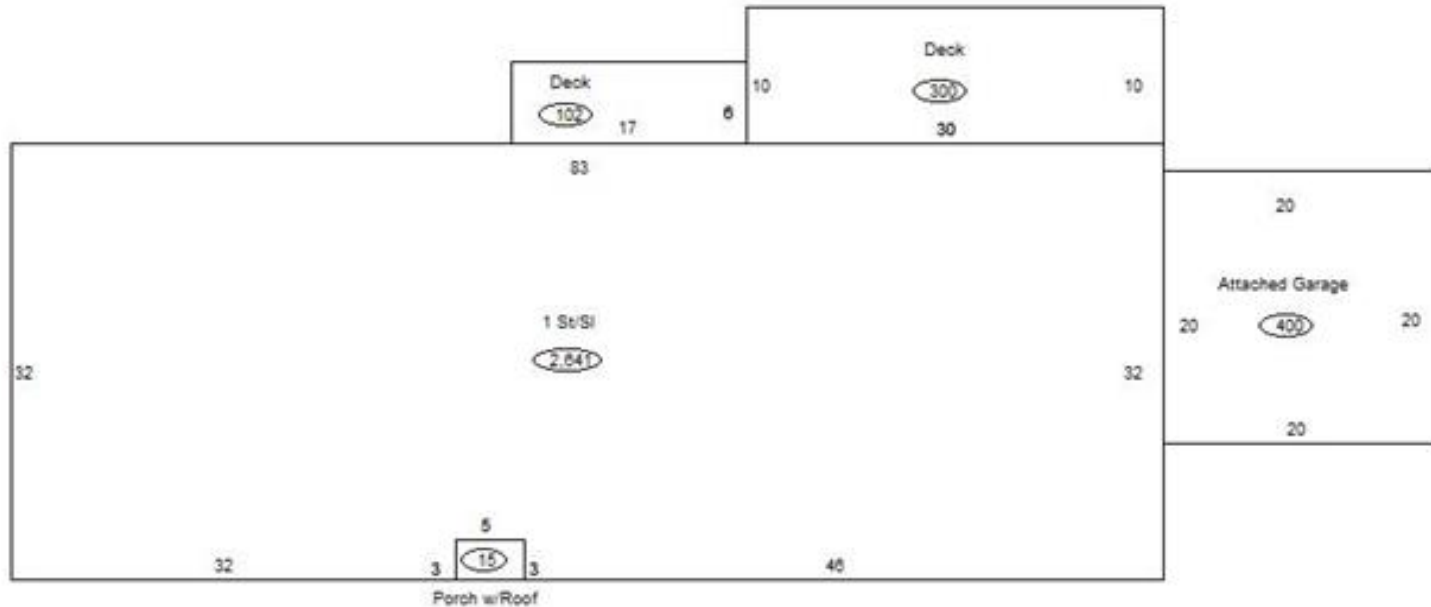
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Sketch Image

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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	2,641	1.000	2,641
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	15	1.000	15
4	M	WODO		13	WODO	300	1.000	300
5	M	WODO		13	WODO	102	1.000	102
Total Building Area						2,641		2,641



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			600
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 600)	18,768		18,768	1,877	16,891
	STF	STG FAIR	0x0x0			288
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 288)	1,348		1,348	876	472
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	7,500	17,500
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					