



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660023772 <b>Parcel ID</b> 000000-00-0-00162-004-0003 <b>Cadastral ID</b> 28-21-16-01440 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 312776 KLASSEN, BRYAN P TRUST  12345 E OAK DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 12345 E OAK DR <b>Subdivision</b> CLAREMORE ESTATES <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 28 / 21 / 16 / 5 <b>Neighborhood</b> 1208 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (137)\IMG_0061.JPG 1/26/2023</p>														
<b>Legal Description</b> Lot/Long: 36.27504714 -95.60973414																			
LOT 3 BLOCK 4 CLAREMORE ESTATES					<b>Building Permits</b> <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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2414/189	MOURNING, DENNIS E (DR)	07/17/2014	320,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
Remove Cap	2015		Land Value 68,823	68,823	11%	7,571	Assessed	35,008	3,821.89										
Year Frozen	0		Improvements 249,434	249,434		27,437	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		<b>Total Value</b> 318,257	318,257		35,008	<b>Total Taxable</b>	34,008	3,730.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660023772	KLASSEN, BRYAN P			21	314,741	1000	33,622	3,688.00										
2024	2024-660023772	KLASSEN, BRYAN P			21	329,367	1000	35,230	3,629.00										
2023	2023-660023772	KLASSEN, BRYAN P			21	332,206	1000	35,543	3,632.00										
2022	2022-660023772	KLASSEN, BRYAN P			21	325,606	1000	34,817	3,592.00										
2021	2021-660023772	KLASSEN, BRYAN P			21	326,415	1000	34,906	3,452.00										
2020	2020-660023772	KLASSEN, BRYAN			21	326,145	1000	34,876	3,564.00										
2019	2019-660023772	KLASSEN, BRYAN			21	325,957	0	35,855	3,690.00										
2018	2018-660023772	KLASSEN, BRYAN			21	326,804	0	35,948	3,692.00										
2017	2017-660023772	KLASSEN, BRYAN			21	320,120	0	35,213	3,593.00										
2016	2016-660023772	KLASSEN, BRYAN			21	320,120	0	35,213	3,664.00										
2015	2015-660023772	KLASSEN, BRYAN			21	319,837	0	35,182	3,529.00										
2014	2014-660023772	KLASSEN, BRYAN			21	203,888	1000	19,914	2,062.00										
2013	2013-660023772	MOURNING, DENNIS E (DR)			21	192,672	1000	19,305	1,976.00										



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Lot Data	Lot - NBHD 1208 #1		Primary Image
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.8998		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
	SIZE	0	
Method	Lot		
Base Lot Value	169,877.00 x .41 = 68,823		
Factor Value			
Adjustments	1.0000		
Lot Value	68,823		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,772 / 3,020
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,772
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	344,195 113.97 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	295,540 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.48	Total Misc Impr	+ 18,019				
Roofing Adj	+ 3.65	Garage Cost	+ 0				
Subfloor Adj	+ -2.80	Total RCN	= 395,428				
Heat/Cool Adj	+ 16.31	Depreciation ( 42%)	- 166,080				
Plumbing Adj	+ 8.33	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 229,348				
Adj Base Cost	= 124.97	Lot Value	+ 68,823				
Total Area	x 3,020	Indicated Value	= 298,171				
Adjusted Cost	= 377,409	Value Per SqFt	98.73				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	229,348
Lot Value	68,823
Indicated Value	298,171 98.73 Per SqFt
Agland Value	
Site Improvements	20,086
Total Value	318,257 105.38 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	7,243.87		7,244
PATO	SLAB PORCH - OPEN	58427	24x14		336	10.99		3,693
PRCH	SLAB PORCH - COVERED	58428	22x10		220	32.19		7,082



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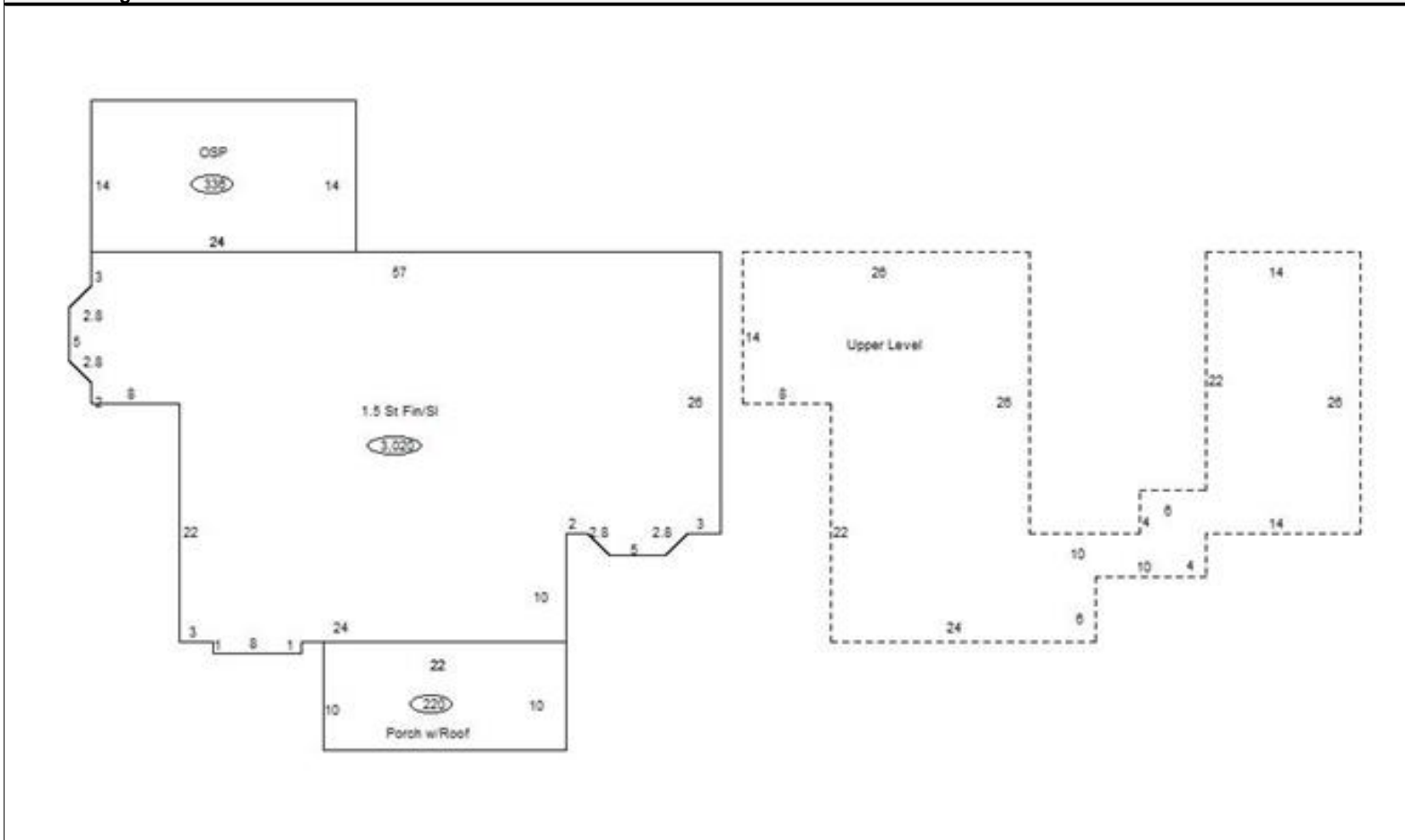
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,772	1.704	3,020
2	M	PATO		13	Open Slab	336	1.000	336
3	M	PRCH		13	SLBC	220	1.000	220
4	U	^UL	Overhang	13	Upper Level	1,248	1.000	1,248
<b>Total Building Area</b>						<b>1,772</b>		<b>3,020</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			792
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 792)	12,672		12,672	6,336	6,336
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)	25,000		25,000	11,250	13,750
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	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 )					