



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:51:55  
Page 1

Assessment Data					Primary Image				
<b>Account</b> 660027397 <b>Parcel ID</b> 000000-00-0-00540-001-0009 <b>Cadastral ID</b> 31-22-16-01880 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 185194 BREEN, JAMES R  10236 W NORTH PARK CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 10236 E NORTH PARK <b>Subdivision</b> NORTHAVEN <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 1.065 - Lots <b>Sec/Twn/Rng</b> 31 / 22 / 16 / 5 <b>Neighborhood</b> 1114 - R-V01,4-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (113)\IMG_0064.JPG 11/21/2022</p>				
<b>Legal Description</b> Lot/Long: 36.33850570 -95.64647864									
<b>Legal Description</b> LOT 9 BLOCK 1 NORTHAVEN					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R2014 10 4	R15-NEW 1200 SQ FT DETACH BUILDI	10/2014	12/2014	20,000
<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	888/381	SECRETARY HOUSING & URBAN-DEV	07/28/1992	0	No
					880/237		04/27/1992	0	No
<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>	108.182	<b>Current Tax</b>
Remove Cap	0	<b>Land Value</b>	72,950	33,907	11%	3,730	<b>Assessed</b>	17,118	1,851.85
Year Frozen	0	<b>Improvements</b>	125,953	121,706		13,388	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-94.00
TIF Project ID	0	<b>Total Value</b>	198,903	155,613		17,118	<b>Total Taxable</b>	16,118	1,758.00
<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	2025-660027397	BREEN, JAMES R			10	195,586	1000	15,619	1,704.00
2024	2024-660027397	BREEN, JAMES R			10	208,296	1000	15,135	1,599.00
2023	2023-660027397	BREEN, JAMES R			10	142,409	1000	14,665	1,539.00
2022	2022-660027397	BREEN, JAMES R			10	140,802	1000	14,488	1,513.00
2021	2021-660027397	BREEN, JAMES R			10	145,101	1000	14,961	1,573.00
2020	2020-660027397	BREEN, JAMES R			10	142,875	1000	14,699	1,569.00
2019	2019-660027397	BREEN, JAMES R			10	138,562	1000	14,242	1,492.00
2018	2018-660027397	BREEN, JAMES R			10	144,208	1000	14,863	1,610.00
2017	2017-660027397	BREEN, JAMES R			10	142,498	1000	14,431	1,654.00
2016	2016-660027397	BREEN, JAMES R			10	139,614	1000	13,982	1,462.00
2015	2015-660027397	BREEN, JAMES R			10	137,792	1000	13,546	1,339.00
2014	2014-660027397	BREEN, JAMES R			10	119,858	1000	11,112	1,099.00
2013	2013-660027397	BREEN, JAMES R			10	115,115	1000	10,759	1,029.00



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:51:55  
Page 2

Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1867 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND VALUE 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 51,694.00 x 1.41 = 72,950 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,950		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Stone 70% Frame, Siding, Wood
<b>Base/Total Area</b>	1,251 / 1,251
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,251
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	564 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 172,710 138.06 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 4 <b>Indicated Value</b> 200,300 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.60	<b>Total Misc Impr</b>	+ 11,053	<b>Roofing Adj</b>	+ 4.60	<b>Garage Cost</b>	+ 15,076
<b>Subfloor Adj</b>	+ -1.18	<b>Total RCN</b>	= 189,685	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 42%)</b>	- 79,668
<b>Plumbing Adj</b>	+ 11.25	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 110,017
<b>Adj Base Cost</b>	= 130.74	<b>Lot Value</b>	+ 72,950	<b>Total Area</b>	x 1,251	<b>Indicated Value</b>	= 182,967
		<b>Value Per SqFt</b>	146.26	<b>Adjusted Cost</b>	= 163,556		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 110,017 <b>Lot Value</b> 72,950 <b>Indicated Value</b> 182,967 146.26 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 15,936 <b>Total Value</b> 198,903 159.00 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	66285	24x4		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	66286	14x11		154	23.74		3,656



# Rogers

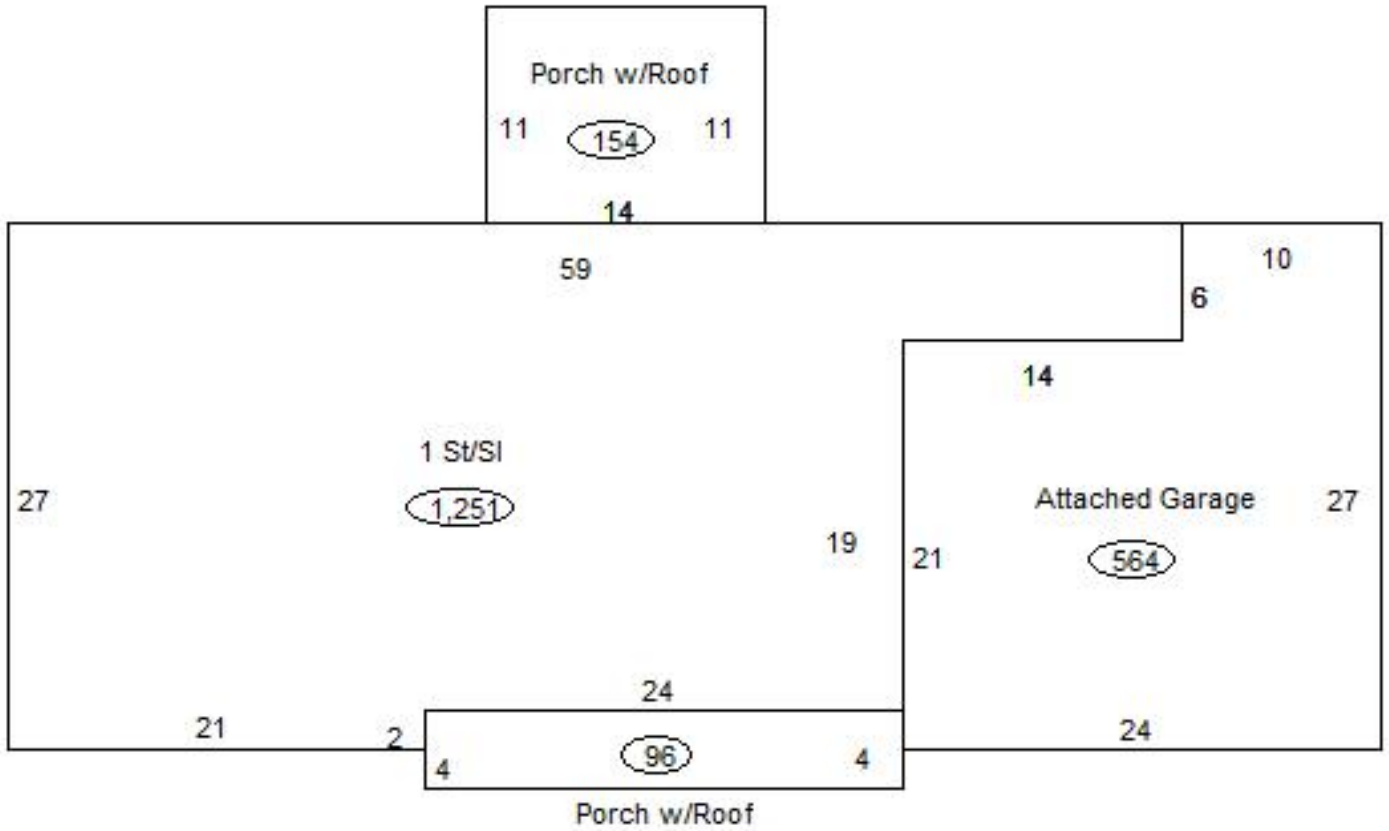
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:51:55  
 Page 3

### Sketch Image

660027397



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,251	1.000	1,251
2	G	1		13	Attached Garage	564	1.000	564
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	154	1.000	154
<b>Total Building Area</b>						1,251		1,251



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:51:55  
 Page 4

660027397

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	40x30x0			1,200
	Qual 2	Cond 3	Year 2014	Eff Age 9		
	Freight Manual	Count	Stops			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 1,200)		19,200		19,200	3,264	15,936
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					