



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 660029427 Parcel ID 000000-00-0-00027-001-0023 Cadastral ID 34-21-15-04190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 280310 BROWN, TIMOTHY K & LINDA C 7465 E BOLEN RD CLAREMORE OK 74019-0000 Parcel Location Situs 07465 E BOLEN RD Subdivision BATTENFIELD ACRES 4 Lot/Block 0023 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0008. 7/11/2022</p>																																																	
Legal Description Lot/Long: 36.25750667 -95.69600972																																																						
LOT 23 BLOCK 1 BATTENFIELD ACRES 4					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1392/584	MCDERMED, KENNETH L &-DARLA J	07/19/2002	150,000	YES																																													
					1116/763	MCMAHON, JOHNNY S	05/29/1998	105,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2003</td> <td>Land Value 114,215</td> <td>63,466</td> <td>11%</td> <td>6,981</td> <td>Assessed</td> <td>22,039</td> <td>2,294.96</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 139,787</td> <td>136,892</td> <td> </td> <td>15,058</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 254,002</td> <td>200,358</td> <td> </td> <td>22,039</td> <td>Total Taxable</td> <td>21,039</td> <td>2,208.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2003	Land Value 114,215	63,466	11%	6,981	Assessed	22,039	2,294.96	Year Frozen	0	Improvements 139,787	136,892		15,058	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 254,002	200,358		22,039	Total Taxable	21,039	2,208.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660029427	BROWN, TIMOTHY K & LINDA C	4	247,121	1000	20,398	2,141.00																																															
2024	2024-660029427	BROWN, TIMOTHY K & LINDA C	4	261,337	0	20,774	1,991.00																																															
2023	2023-660029427	BROWN, TIMOTHY K & LINDA C	4	179,865	0	19,785	1,868.00																																															
2022	2022-660029427	BROWN, TIMOTHY K & LINDA C	4	172,383	0	18,962	1,822.00																																															
2021	2021-660029427	BROWN, TIMOTHY K & LINDA C	4	171,705	0	18,887	1,768.00																																															
2020	2020-660029427	BROWN, TIMOTHY K & LINDA C	4	169,204	0	18,612	1,746.00																																															
2019	2019-660029427	BROWN, TIMOTHY K & LINDA C	4	163,309	0	17,964	1,711.00																																															
2018	2018-660029427	BROWN, TIMOTHY K & LINDA C	4	168,934	0	18,582	1,770.00																																															
2017	2017-660029427	BROWN, TIMOTHY K & LINDA C	4	167,706	0	18,447	1,762.00																																															
2016	2016-660029427	BROWN, TIMOTHY K & LINDA C	4	163,933	0	18,032	1,728.00																																															
2015	2015-660029427	BROWN, TIMOTHY K & LINDA C	4	161,515	0	17,766	1,716.00																																															
2014	2014-660029427	BROWN, TIMOTHY K & LINDA C	4	164,131	0	17,023	1,555.00																																															
2013	2013-660029427	BROWN, TIMOTHY K & LINDA C	4	157,182	0	16,212	1,535.00																																															



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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.1715		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	94,590.00 x 1.21 = 114,215		
Factor Value			
Adjustments	1.0000		
Lot Value	114,215		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Vinyl
Base/Total Area	1,318 / 1,873
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,318
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	183,852	98.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	252,020		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.57	Total Misc Impr	+ 19,189
Roofing Adj	+ 3.27	Garage Cost	+ 13,345
Subfloor Adj	+ -0.86	Total RCN	= 242,254
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 106,592
Plumbing Adj	+ 7.52	Lump Sums	+ 4,125
Basement Adj	+ 0.00	RCNLD	= 139,787
Adj Base Cost	= 111.97	Lot Value	+ 114,215
Total Area	x 1,873	Indicated Value	= 254,002
Adjusted Cost	= 209,720	Value Per SqFt	135.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,787		
Lot Value	114,215		
Indicated Value	254,002	135.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,002	135.61	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	70487	12x11		132	23.83		3,146
WODO	WOOD DECK - OPEN	70488	22x10		220	19.90	50%	2,189
EPSW	ENCLOSED PORCH - SOLID WALL	70489	22x8		176	62.20		10,947
WODO	WOOD DECK - OPEN	70490	22x8		176	22.00	50%	1,936



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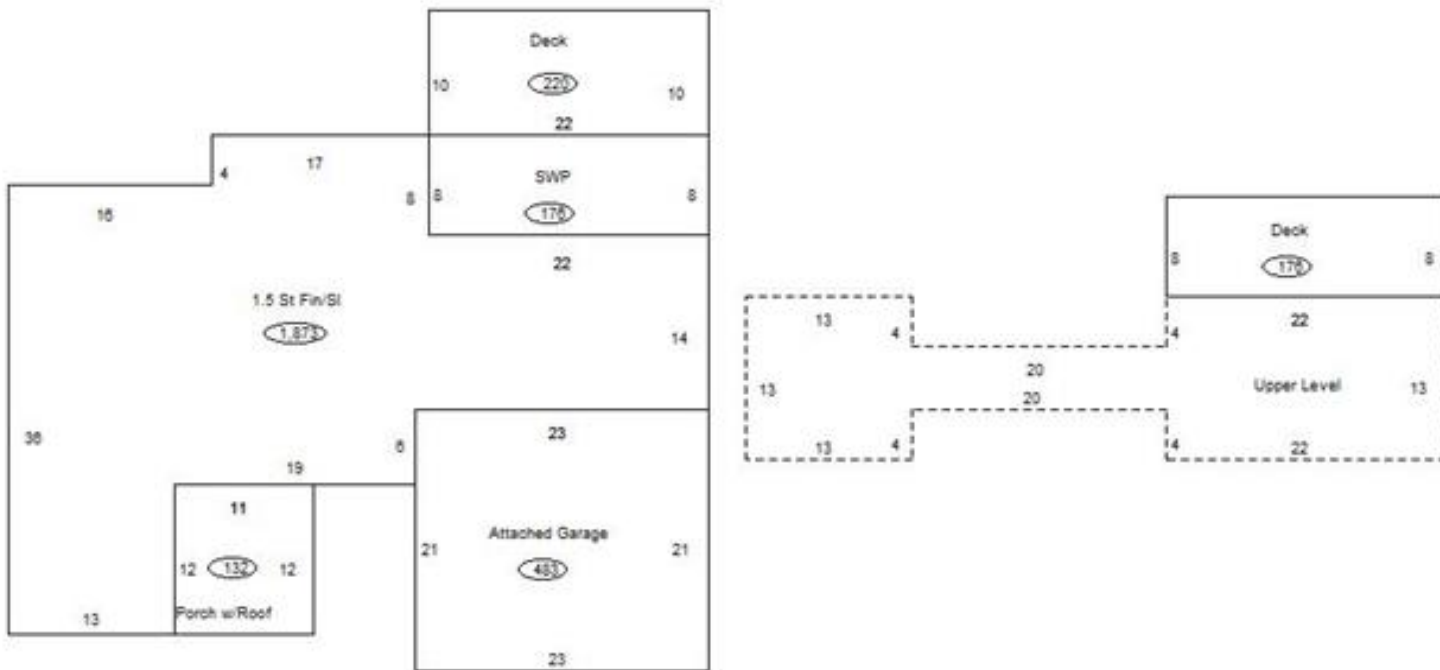
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Sketch Image

660029427



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/SI	1,318	1.421	1,873
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	132	1.000	132
4	M	WODO		13	WODO	220	1.000	220
5	M	EPSW		13	EPSW	176	1.000	176
6	M	WODO		13	WODO	176	1.000	176
7	U	^UL	Overhang	13	Upper Level	555	1.000	555
Total Building Area						1,318		1,873