



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 660029707 Parcel ID 23N16E-34-3-00000-000-0000 Cadastral ID 34-23-16-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 13 - FOYIL/ NW FIRE Name ID 31264 BRADSHAW, RUSSELL M & DOROTHY E 13203 E 410 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13203 E 410 RD Subdivision Lot/Block / Parcel Size 84.93 - Acres Sec/Twn/Rng 34 / 23 / 16 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S007 - FOYIL SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/28/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.42573986 -95.59335518 S2 NW SW & SW SW & W2 SE SW & SE SE SW & LESS TR BEG 311.99' E OF SW/C OF SEC, TH E 726', N 303.99', W 726', S 304.67' TO POB																																																																																																																									
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Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/28/2021

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,226 / 2,598
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	Detached Garage - Finished
Remodel	
Year/Eff Age	1975 / 45

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	91.22	Total Misc Impr	+ 14,133
Roofing Adj	+ 4.41	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 312,331
Heat/Cool Adj	+ 14.18	Depreciation (50%)	- 156,166
Plumbing Adj	+ 4.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 156,165
Adj Base Cost	= 114.78	Lot Value	+
Total Area	x 2,598	Indicated Value	= 156,165
Adjusted Cost	= 298,198	Value Per SqFt	60.11

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	156,165
Lot Value	
Indicated Value	156,165 60.11 Per SqFt
Agland Value	11,644
Site Improvements	13,224
Total Value	181,033 69.68 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	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	71331		280	280	27.97		7,832



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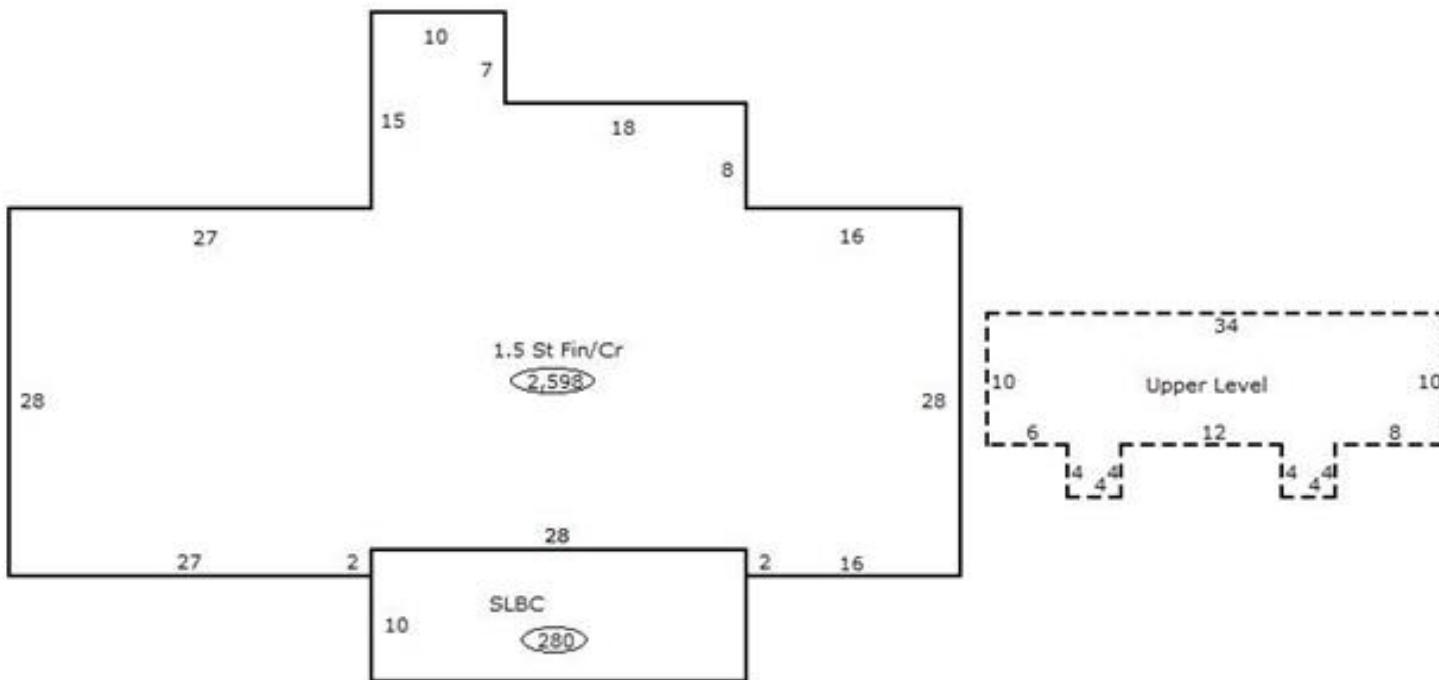
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,226	1.167	2,598
2	M	PRCH		13	SLBC	280	1.000	280
3	U	^UL		13	Upper Level	372	1.000	372
Total Building Area						2,226		2,598



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x40x8	Concrete	Composition Shingle	960
	Qual 3	Cond 3	Year 1975	Eff Age 38		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 960)		26,150	26,150	16,475	9,675
	BNGP	Barn - General Purpose	24x24x10	Dirt	Galvanized Metal	576
	Qual 3	Cond 2	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.97 x 576)		12,655	12,655	10,124	2,531
	LOAF	LOAFING SHED	20x40x8	Dirt	Galvanized Metal	800
	Qual 3	Cond 3	Year 1960	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.36 x 800)		5,088	5,088	4,070	1,018



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45	0		2.000	81	81	162	162
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45	0		10.000	81	81	810	810
SO	SOGN SOILS	TMBR	15	0		2.000	27	27	54	54
SO	SOGN SOILS	TMBR	15	0		10.000	27	27	270	270
TMBR Totals						24.000			1,296	1,296
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45	0		18.000	108	108	1,944	1,944
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80	0		32.000	192	192	6,144	6,144
SO	SOGN SOILS	NTV PST	15	0		1.000	36	36	36	36
NTV PST Totals						51.000			8,124	8,124
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80	0		9.930	224	224	2,224	2,224
IMP PST Totals						9.930			2,224	2,224
Total Agland						84.930			11,644	11,644