



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:26:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660087604 Parcel ID 20N16E-02-4-00000-000-0000 Cadastral ID 02-20-16-02505 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 302779 BRAGGS, HOWARD TRUSTEE 25552 S RIVERBIRCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 25552 S RIVERBIRCH RD Subdivision Lot/Block / Parcel Size 3.33 - Acres Sec/Twn/Rng 2 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24022131 -95.57072574																																																																																																																									
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 Time 07:26:38
 Page 2

Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.3433	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	145,636.00 x .44 = 63,455	
Factor Value		
Adjustments	1.0000	
Lot Value	63,455	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Metal 20% Veneer, Stone
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,000
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-14\IMG 9/14/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	280,785	140.39	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	88.76	Total Misc Impr	+	13,608			
Roofing Adj	+ 4.66	Garage Cost	+	17,508			
Subfloor Adj	+ -1.03	Total RCN	=	252,916			
Heat/Cool Adj	+ 11.47	Depreciation (12%)	-	30,350			
Plumbing Adj	+ 7.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	222,566			
Adj Base Cost	= 110.90	Lot Value	+	63,455			
Total Area	x 2,000	Indicated Value	=	286,021			
Adjusted Cost	= 221,800	Value Per SqFt		143.01			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,566		
Lot Value	63,455		
Indicated Value	286,021	143.01	Per SqFt
Agland Value			
Site Improvements	33,481		
Total Value	319,502	159.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
GENR	Generator - Residential Standby	0		1	2022	1	2,492.00	2,492
PRCH	SLAB PORCH - COVERED	107436	26x9			234	23.46	5,490
PRCH	Porch	107437	30x8			240	23.44	5,626



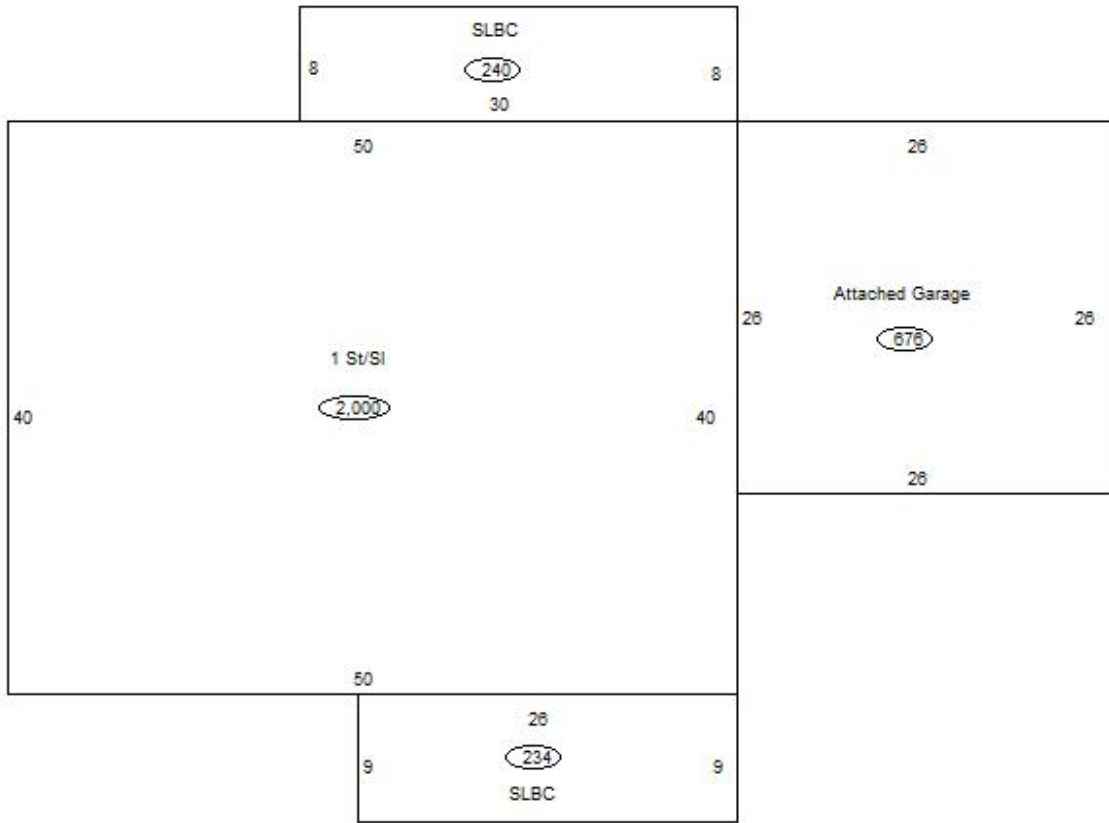
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 Page 3

Sketch Image

660087604



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,000	1.000	2,000
2	G	1		13	Attached Garage	676	1.000	676
3	M	PRCH		13	SLBC	234	1.000	234
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						2,000		2,000



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Page 4

660087604

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 4	Cond 3	Year 2011	Eff Age 11		

Valuation Summary	Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
Base Cost (35.77 x 1,200)	42,924	42,924	9,443	33,481