



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	660094174													
Parcel ID	21N16E-10-1-00000-000-0000													
Cadastral ID	10-21-16-04820													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	306815													
FOSTER, BRENT SHANE &														
JENNIE A														
13502 E 480 RD														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	13502 E 480 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.24 - Acres											
Sec/Twn/Rng	10 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
W 209' N 259' W2 NW NE. Lat/Long: 36.32143918 -95.58760726														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2225/408	WALTON, CLINTON C &-MARGARET S	02/07/2012		0 4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	43,047	31,103	11%	3,421	Assessed	19,639 1,815.23						
Year Frozen	0	Improvements	147,437	147,437		16,218	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00						
TIF Project ID	0	Total Value	190,484	178,540		19,639	Total Taxable	18,639 1,723.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660094174	FOSTER, BRENT SHANE &	17	194,208	1000	18,068	1,670.00							
2024	2024-660094174	FOSTER, BRENT SHANE &	17	204,319	1000	17,512	1,618.00							
2023	2023-660094174	FOSTER, BRENT SHANE &	17	163,391	1000	16,973	1,555.00							
2022	2022-660094174	FOSTER, BRENT SHANE &	17	165,734	1000	17,231	1,595.00							
2021	2021-660094174	FOSTER, BRENT SHANE &	17	175,333	1000	17,483	1,544.00							
2020	2020-660094174	FOSTER, BRENT SHANE &	17	176,104	1000	16,944	1,552.00							
2019	2019-660094174	FOSTER, BRENT SHANE &	17	164,706	1000	16,421	1,521.00							
2018	2018-660094174	FOSTER, BRENT SHANE &	17	175,377	1000	15,914	1,470.00							
2017	2017-660094174	FOSTER, BRENT SHANE &	17	173,770	1000	15,422	1,416.00							
2016	2016-660094174	FOSTER, BRENT SHANE &	17	169,376	1000	14,943	1,403.00							
2015	2015-660094174	FOSTER, BRENT SHANE &	17	166,462	1000	14,479	1,306.00							
2014	2014-660094174	FOSTER, BRENT SHANE &	17	169,571	1000	14,028	1,301.00							
2013	2013-660094174	FOSTER, BRENT SHANE &	17	164,161	1000	13,590	1,244.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1.24 Non-Ag Acres 1.2459 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,273.00 x .79 = 43,047 Factor Value Adjustments 1.0000 Lot Value 43,047		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,163 / 2,163
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1945 / 48

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	163,121	75.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,715		
Lot Value	43,047		
Indicated Value	184,762	85.42	Per SqFt
Agland Value			
Site Improvements	5,722		
Total Value	190,484	88.06	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.45	Total Misc Impr	+	5,884	
Roofing Adj	+ 4.61	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	278,141	
Heat/Cool Adj	+ 12.64	Depreciation (53%)	-	147,415	
Plumbing Adj	+ 7.17	Lump Sums	+	10,989	
Basement Adj	+ 0.00	RCNLD	=	141,715	
Adj Base Cost	= 125.87	Lot Value	+	43,047	
Total Area	x 2,163	Indicated Value	=	184,762	
Adjusted Cost	= 272,257	Value Per SqFt		85.42	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	112766	5x2		10	26.90		269
WODC	WOOD DECK - COVERED	116225	370		370	29.70		10,989



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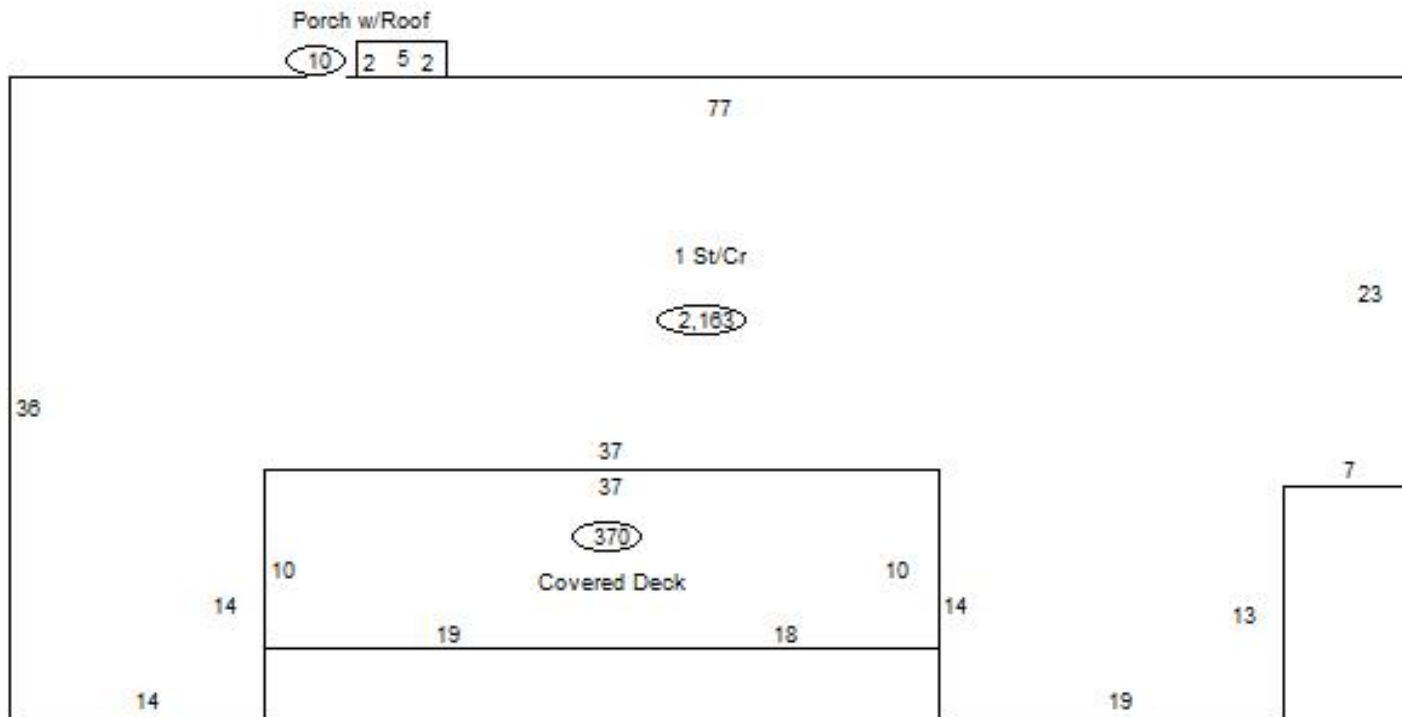
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,163	1.000	2,163
2	M	PRCH		13	SLBC	10	1.000	10
3	M	WODC		13	WODC	370	1.000	370
Total Building Area						2,163		2,163



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	20x16x0			320	
	Qual	2	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x 320)		1,498			1,498	1,498	
	DTGF	DETACHED GARAGE FAIR	0x0x0			480	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (16.00 x 480)		7,680			7,680	3,456	4,224
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							