




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:40:54
Page 1

Assessment Data					Primary Image														
Account 660096002 Parcel ID 000000-00-0-00166-001-0005 Cadastral ID 35-23-14-01660 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 314547 BRAZEAL, GARY LEE & PHYLLIS JEAN-CO-TRUSTEES BRAZEAL FAMILY REVOCABLE TRUST PO BOX 4 OOLOGAH OK 74053-0000 Parcel Location Situs 12330 S CLEAR CREEK DR Subdivision CLEAR CREEK AT WOODSIDE II Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (361)\IMG_0001.JPG 7/9/2024</p>														
Legal Description Lat/Long: 36.43412688 -95.77855193																			
CLEAR CREEK II AT WOODSIDE BLOCK 1 LOT 5					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>R2014 08 12</td> <td>R15-NEW 2185 SQ FT SFR</td> <td>08/2014</td> <td>12/2014</td> <td>200,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 08 12	R15-NEW 2185 SQ FT SFR	08/2014	12/2014	200,000
Number	Description	Opened	Closed	Amount															
R2014 08 12	R15-NEW 2185 SQ FT SFR	08/2014	12/2014	200,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2455/300	TYNER HOMES LLC	01/30/2015	204,330	YES										
					2416/600	BRAZEAL, GARY L & PHYLLIS J	07/23/2014	37,500	15										
					2348/731	REDBERRY HILL, LLC	08/06/2013	37,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2016	Land Value	98,013	68,783	11%	7,566	Assessed	29,083	3,146.24										
Year Frozen	2022	Improvements	278,738	195,611		21,517	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	376,751	264,394		29,083	Total Taxable	28,083	3,052.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660096002	BRAZEAL, GARY LEE &			10	365,531	1000	28,083	3,052.00										
2024	2024-660096002	BRAZEAL, GARY LEE &			10	377,807	1000	28,083	2,955.00										
2023	2023-660096002	BRAZEAL, GARY LEE &			10	285,067	1000	28,083	2,934.00										
2022	2022-660096002	BRAZEAL, GARY LEE &			10	287,968	1000	28,083	2,921.00										
2021	2021-660096002	BRAZEAL, GARY LEE &			10	256,694	1000	27,236	2,853.00										
2020	2020-660096002	BRAZEAL, GARY LEE &			10	255,061	1000	26,492	2,816.00										
2019	2019-660096002	BRAZEAL, GARY LEE &			10	242,644	1000	25,691	2,681.00										
2018	2018-660096002	BRAZEAL, GARY LEE &			10	246,835	1000	25,693	2,773.00										
2017	2017-660096002	BRAZEAL, GARY LEE &			10	244,880	1000	24,915	2,846.00										
2016	2016-660096002	BRAZEAL, GARY LEE &			10	228,733	1000	24,161	2,515.00										
2015	2015-660096002	BRAZEAL, GARY LEE &			10	97,360	0	10,710	1,049.00										
2014	2014-660096002	TYNER HOMES LLC			10	11,246	0	1,237	121.00										



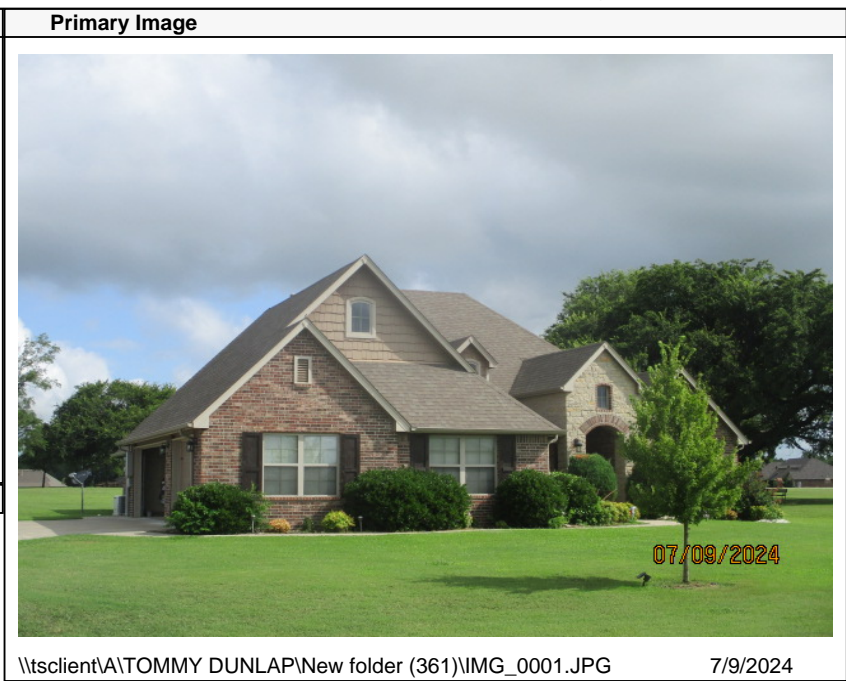
Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:40:54
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	2.0716		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	90,240.00 x 1.09 = 98,013		
Factor Value			
Adjustments	1.0000		
Lot Value	98,013		



\\tsclient\A\TOMMY DUNLAP\New folder (361)\IMG_0001.JPG 7/9/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,185 / 2,185
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,185
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	935 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	313,874 143.65 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	364,840 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	278,738
Lot Value	98,013
Indicated Value	376,751 172.43 Per SqFt
Agland Value	
Site Improvements	
Total Value	376,751 172.43 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.12	Total Misc Impr	+ 14,066
Roofing Adj	+ 4.32	Garage Cost	+ 27,854
Subfloor Adj	+ -2.18	Total RCN	= 306,305
Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 27,567
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 278,738
Adj Base Cost	= 121.00	Lot Value	+ 98,013
Total Area	x 2,185	Indicated Value	= 376,751
Adjusted Cost	= 264,385	Value Per SqFt	172.43

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
PRCH	SLAB PORCH - COVERED	121893	21x11		231	26.20		6,052
PRCH	SLAB PORCH - COVERED	121894	90		90	26.65		2,399



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

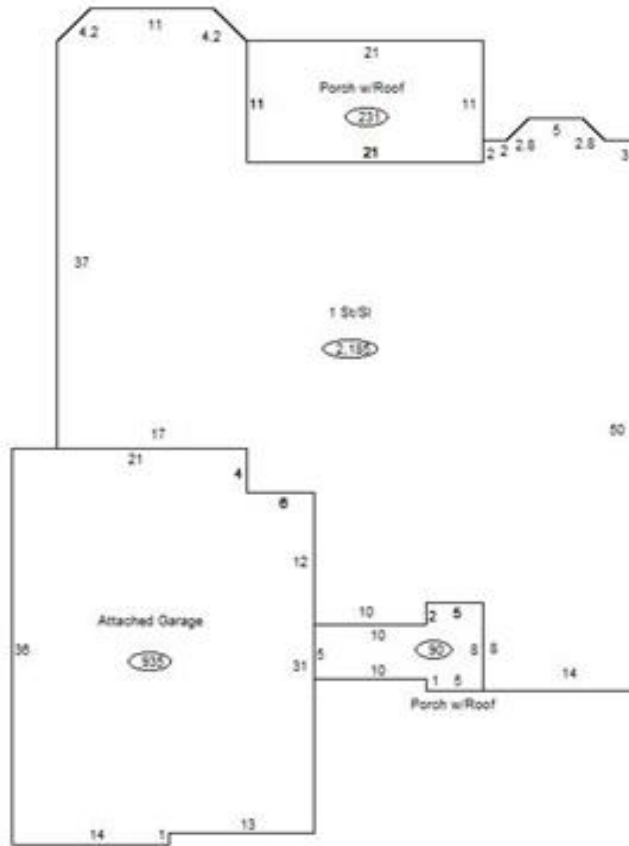
Date 04/18/2026

Time 08:40:54

Page 3

Sketch Image

660096002



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,185	1.000	2,185
2	G	1		13	Attached Garage	935	1.000	935
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PRCH		13	SLBC	90	1.000	90
Total Building Area						2,185		2,185