



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	660101647													
Parcel ID	000000000-0000415-003-0017													
Cadastral ID	30-21-16-12850													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	85 - CLRM SD-VERD TOWN/FIRE													
Name ID	328091													
BIJAN, BRIAN ADAM														
10172 E LARRY ST CLAREMORE OK 74019-0000														
Parcel Location														
Situs	10172 E LARRY ST													
Subdivision	KING RIDGE III													
Lot/Block	0017 / 0003	Parcel Size 1 - Lots												
Sec/Twn/Rng	30 / 21 / 16 / 5													
Neighborhood	1109 - R-V03-SW VERDIGRIS													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.27280502 -95.64764447														
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>R19 24</td> <td>R20- NEW 1337 SQ FT SFR</td> <td>04/2019</td> <td>07/2019</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 24	R20- NEW 1337 SQ FT SFR	04/2019	07/2019	100,000
Number	Description	Opened	Closed	Amount										
R19 24	R20- NEW 1337 SQ FT SFR	04/2019	07/2019	100,000										
LOT 17 BLOCK 3 KING RIDGE III														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	RC VERDIGRIS LLC	06/29/2019	147,500	YES					
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax						
Remove Cap	2020	Land Value	47,642	26,347	11%	2,898	Assessed	19,574	2,136.93					
Year Frozen		Improvements	162,316	151,603		16,676	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	209,958	177,950		19,574	Total Taxable	18,574	2,045.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660101647	BIJAN, BRIAN ADAM			85	203,362	1000	18,005	1,982.00					
2024	2024-660101647	BIJAN, BRIAN ADAM			85	205,966	1000	17,451	1,803.00					
2023	2023-660101647	BIJAN, BRIAN ADAM			85	181,975	1000	16,914	1,734.00					
2022	2022-660101647	BIJAN, BRIAN ADAM			85	183,538	1000	16,392	1,696.00					
2021	2021-660101647	BIJAN, BRIAN ADAM			85	153,502	1000	15,885	1,577.00					
2020	2020-660101647	BIJAN, BRIAN ADAM			85	151,140	1000	15,625	1,602.00					
2019	2019-660101647	BIJAN, BRIAN ADAM			85	3,987	0	439	46.00					



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.192		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,362.00 x 5.70 = 47,642		
Factor Value			
Adjustments	1.0000		
Lot Value	47,642		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Vinyl
Base/Total Area	1,353 / 1,353
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,353
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	180,365	133.31 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	181,530	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	162,316		
Lot Value	47,642		
Indicated Value	209,958	155.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,958	155.18	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.82	Total Misc Impr	+ 3,612
Roofing Adj	+ 4.07	Garage Cost	+ 9,568
Subfloor Adj	+ 0.00	Total RCN	= 170,859
Heat/Cool Adj	+ 10.30	Depreciation (5%)	- 8,543
Plumbing Adj	+ 9.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 162,316
Adj Base Cost	= 116.54	Lot Value	+ 47,642
Total Area	x 1,353	Indicated Value	= 209,958
Adjusted Cost	= 157,679	Value Per SqFt	155.18

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141587	12x5		60	21.11		1,267
PRCH	SLAB PORCH - COVERED	141588	16x7		112	20.94		2,345



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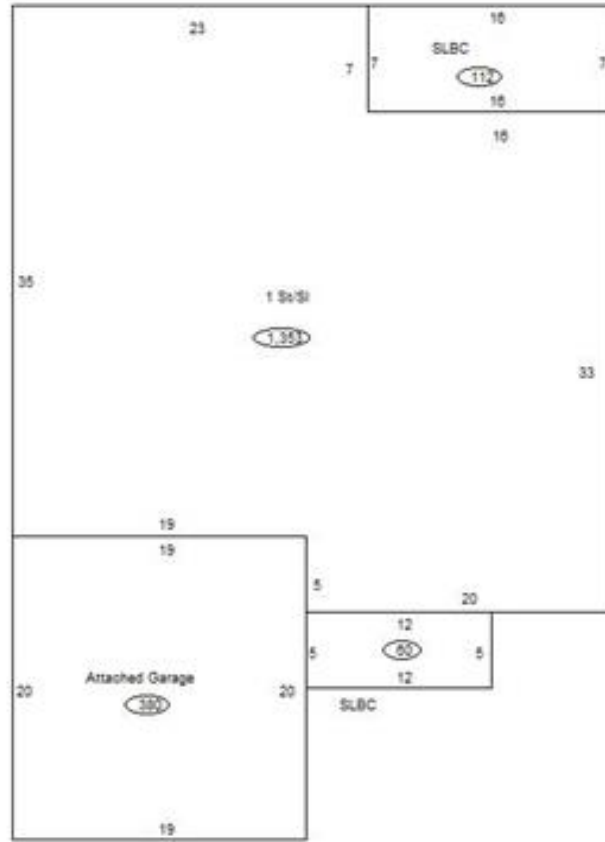
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,353	1.000	1,353
2	G	1		10	Attached Garage	380	1.000	380
3	M	PRCH		10	SLBC	60	1.000	60
4	M	PRCH		10	SLBC	112	1.000	112
Total Building Area						1,353		1,353