



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:51:30
 Page 1

Assessment Data					Primary Image				
Account	660102100								
Parcel ID	000000-0-0-000136-002-0011								
Cadastral ID	19-21-16-05270								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	330260								
CHRISTENSON, BRADLEY W									
2641 S PIGUET LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	02641 S PIGUET LN								
Subdivision	CATALAYAH CROSSING								
Lot/Block	0011 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	19 / 21 / 16 / 5								
Neighborhood	1012 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27915426 -95.64493809									
Building Permits									
LOT 11 BLOCK 2 CATALAYAH CROSSING									
Number	Description	Opened	Closed	Amount					
R19 0375	R21- NEW 1800 SQ FT SFR	08/2019	02/2020	140,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	TITAN HOMES LLC	03/05/2020	242,500	YES					
/	INTRINSIC DEVELOPMENT LLC	09/06/2019	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2021	Land Value	40,318	40,318	11%	4,435	Assessed	31,732 2,932.99	
Year Frozen		Improvements	276,653	248,153		27,297	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	316,971	288,471		31,732	Total Taxable	30,732 2,841.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102100	CHRISTENSON, BRADLEY W	17	308,547	1000	29,808	2,755.00		
2024	2024-660102100	CHRISTENSON, BRADLEY W	17	327,151	1000	28,910	2,672.00		
2023	2023-660102100	CHRISTENSON, BRADLEY W	17	293,053	1000	28,039	2,568.00		
2022	2022-660102100	CHRISTENSON, BRADLEY W	17	283,033	1000	27,193	2,517.00		
2021	2021-660102100	CHRISTENSON, BRADLEY W	17	248,839	1000	26,372	2,329.00		
2020	2020-660102100	CHRISTENSON, BRADLEY W	17	50,000	0	845	77.00		
2019	2019-660102100	TITAN HOMES LLC	17	7,314	0	805	75.00		



Rogers

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Date 04/18/2026
 Time 09:51:31
 Page 2

Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3956		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	17,230.00 x 2.34 = 40,318		
Factor Value			
Adjustments	1.0000		
Lot Value	40,318		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_003! 9/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	0
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,932 / 1,932
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,932
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	658 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	307,265	159.04 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	268,830	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	276,653		
Lot Value	40,318		
Indicated Value	316,971	164.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	316,971	164.06	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	110.09	Total Misc Impr	+	10,871
Roofing Adj	+ 5.26	Garage Cost	+	24,063
Subfloor Adj	+ -3.34	Total RCN	=	291,214
Heat/Cool Adj	+ 14.04	Depreciation (5%)	-	14,561
Plumbing Adj	+ 6.61	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	276,653
Adj Base Cost	= 132.65	Lot Value	+	40,318
Total Area	x 1,932	Indicated Value	=	316,971
Adjusted Cost	= 256,280	Value Per SqFt		164.06

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	145446	17x8		136	28.19		3,834
PRCH	SLAB PORCH - COVERED	145448	7x4		28	28.56		800
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,236.74		6,237



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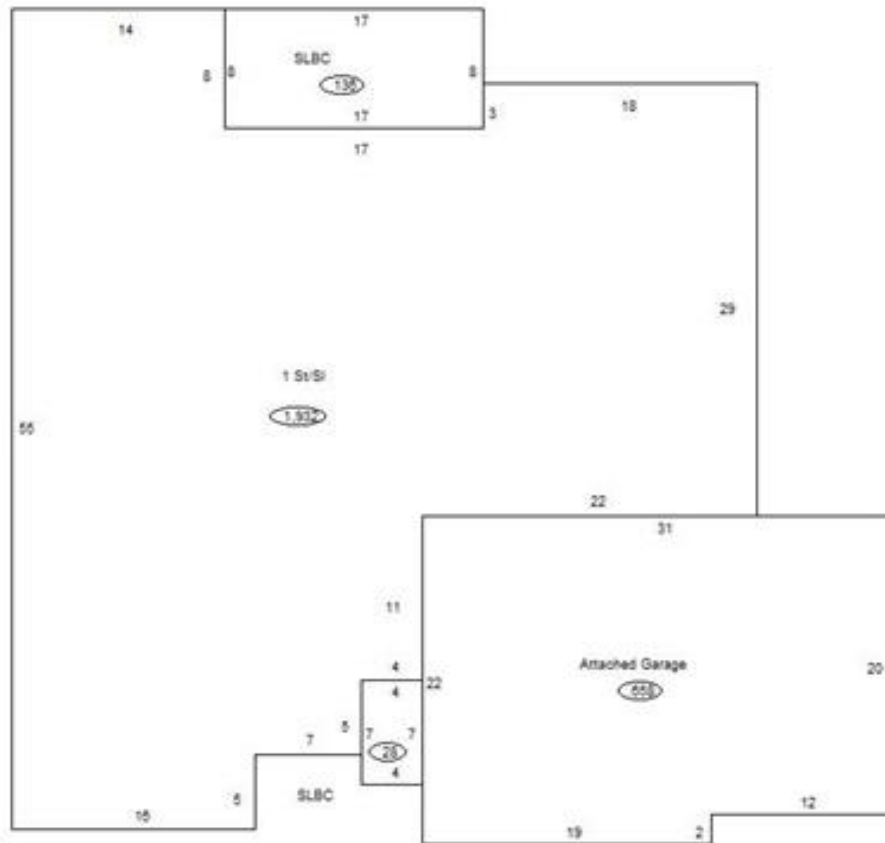
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Date 04/18/2026
Time 09:51:31
Page 3

Sketch Image

660102100



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,932	1.000	1,932
2	M	PRCH		10	SLBC	136	1.000	136
3	G	1		10	Attached Garage	658	1.000	658
4	M	PRCH		10	SLBC	28	1.000	28
Total Building Area						1,932		1,932



Rogers


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Date 04/18/2026
Time 09:51:31
Page 4

660102100

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					