




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:08:12
Page 1

Assessment Data					Primary Image									
Account	660103972				 <p>\\tsclient\C\Users\rln\Pictures\2018-07-27\IMG_0018.JPG 8/7/2018</p>									
Parcel ID	21N15E-12-2-00000-001-0000													
Cadastral ID	12-21-15-00110													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	330266													
BRASEL PROPERTIES LLC														
20085 S 4120 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09042 E 480 RD													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	12 / 21 / 15 / 2													
Neighborhood	6080 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32154983 -95.66698193														
N 220' W 990' NW														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	BRASEL, JEANETTE LORAE	08/15/2019		0 WB					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax					
Remove Cap	0	Land Value	1,050	1,050	11%	116	Assessed	40,148	4,273.41					
Year Frozen		Improvements	379,488	363,929		40,032	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	380,538	364,979		40,148	Total Taxable	40,148	4,273.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660103972	BRASEL PROPERTIES LLC			8	371,136	0	38,979	4,149.00					
2024	2024-660103972	BRASEL PROPERTIES LLC			8	358,192	0	37,844	4,028.00					
2023	2023-660103972	BRASEL PROPERTIES LLC			8	334,009	0	36,741	3,880.00					
2022	2022-660103972	BRASEL PROPERTIES LLC			8	338,186	0	37,201	3,953.00					
2021	2021-660103972	BRASEL PROPERTIES LLC			8	348,273	0	38,311	3,904.00					
2020	2020-660103972	BRASEL PROPERTIES LLC			8	343,668	0	37,804	3,993.00					



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image																																													
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value																																															
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2 - Fair Architecture Style 100% One Story Exterior Wall 100% Frame, Siding, Wood Base/Total Area 1,183 / 1,183 Style 100% One Story HVAC 100% Wall Furnace Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn 7 / Bed/F/H Bath 3 / 1.5 / Basement Area Garage Type 260 Attached Garage - Unfinished Remodel Year/Eff Age 1968 / 44																																															
GRM Approach GRM Code Gross Rent 0.00 Indicated Value		\\tsclient\C\Users\Randy Necessary\Pictures\101_0719\IMG_0037. 7/20/2022																																													
Multiple Regression MRA Code Adusted R Indicated Value																																															
Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value																																															
Value Reconciliation Selected Approach Cost Approach Improvements 63,908 Lot Value Indicated Value 63,908 54.02 Per SqFt Agland Value 1,050 Site Improvements Total Value 64,958 54.91 Total Value Per SqFt																																															
Cost Approach Manual : 01/2025 <table border="1"> <tr> <td>Base Cost</td> <td>91.91</td> <td>Total Misc Impr</td> <td>+</td> <td>6,075</td> </tr> <tr> <td>Roofing Adj</td> <td>+ 4.11</td> <td>Garage Cost</td> <td>+</td> <td>7,327</td> </tr> <tr> <td>Subfloor Adj</td> <td>+ 2.33</td> <td>Total RCN</td> <td>=</td> <td>138,930</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+ 0.76</td> <td>Depreciation (54%)</td> <td>-</td> <td>75,022</td> </tr> <tr> <td>Plumbing Adj</td> <td>+ 7.00</td> <td>Lump Sums</td> <td>+</td> <td>0</td> </tr> <tr> <td>Basement Adj</td> <td>+ 0.00</td> <td>RCNLD</td> <td>=</td> <td>63,908</td> </tr> <tr> <td>Adj Base Cost</td> <td>= 106.11</td> <td>Lot Value</td> <td>+</td> <td></td> </tr> <tr> <td>Total Area</td> <td>x 1,183</td> <td>Indicated Value</td> <td>=</td> <td>63,908</td> </tr> <tr> <td>Adjusted Cost</td> <td>= 125,528</td> <td>Value Per SqFt</td> <td></td> <td>54.02</td> </tr> </table>		Base Cost	91.91	Total Misc Impr	+	6,075	Roofing Adj	+ 4.11	Garage Cost	+	7,327	Subfloor Adj	+ 2.33	Total RCN	=	138,930	Heat/Cool Adj	+ 0.76	Depreciation (54%)	-	75,022	Plumbing Adj	+ 7.00	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	63,908	Adj Base Cost	= 106.11	Lot Value	+		Total Area	x 1,183	Indicated Value	=	63,908	Adjusted Cost	= 125,528	Value Per SqFt		54.02	
Base Cost	91.91	Total Misc Impr	+	6,075																																											
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Miscellaneous Improvements <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Sketch ID</th> <th>Size</th> <th>Year</th> <th>Units</th> <th>Unit Cost</th> <th>Depr</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>PRCH</td> <td>SLAB PORCH - COVERED</td> <td>29748</td> <td>11x7</td> <td></td> <td>77</td> <td>21.05</td> <td></td> <td>1,621</td> </tr> <tr> <td>PRCH</td> <td>SLAB PORCH - COVERED</td> <td>29749</td> <td>18x12</td> <td></td> <td>216</td> <td>20.62</td> <td></td> <td>4,454</td> </tr> </tbody> </table>			Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	PRCH	SLAB PORCH - COVERED	29748	11x7		77	21.05		1,621	PRCH	SLAB PORCH - COVERED	29749	18x12		216	20.62		4,454																		
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																							
PRCH	SLAB PORCH - COVERED	29748	11x7		77	21.05		1,621																																							
PRCH	SLAB PORCH - COVERED	29749	18x12		216	20.62		4,454																																							



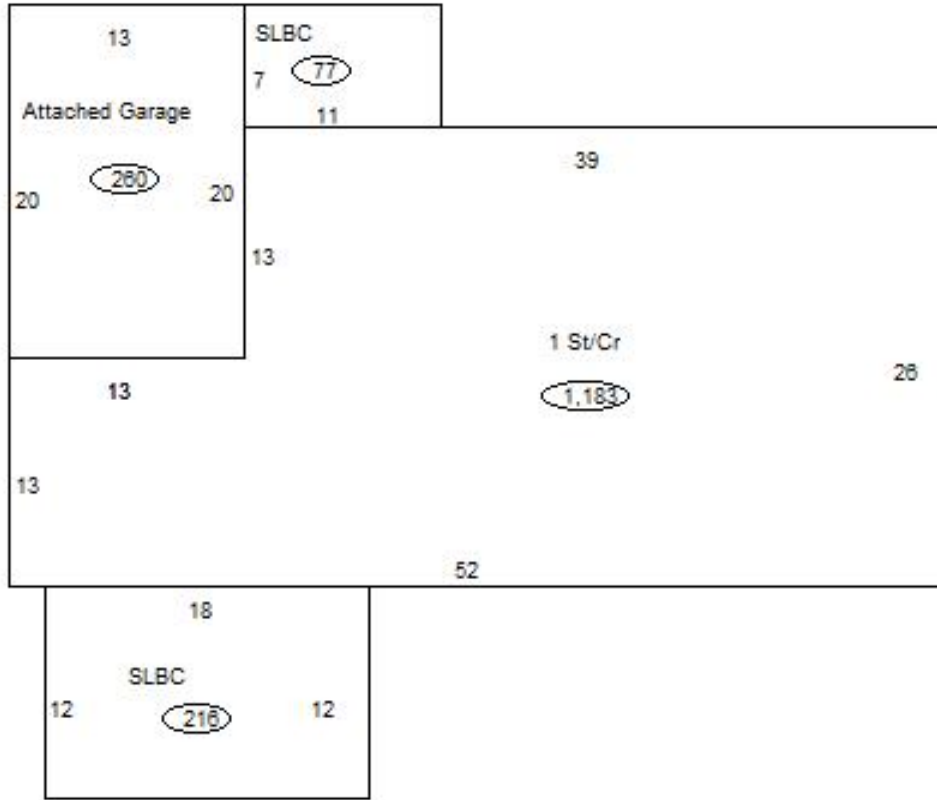
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Sketch Image

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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	1,183	1.000	1,183
2	G	1		13	Attached Garage	260	1.000	260
3	M	PRCH		13	SLBC	77	1.000	77
4	M	PRCH		13	SLBC	216	1.000	216
Total Building Area						1,183		1,183



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	992 / 992
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	98.17	Total Misc Impr	+ 8,873	Roofing Adj	+ 4.41	Garage Cost	+ 0
Subfloor Adj	+ 2.56	Total RCN	= 126,415	Heat/Cool Adj	+ 5.00	Depreciation (59%)	- 74,585
Plumbing Adj	+ 8.35	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 51,830
Adj Base Cost	= 118.49	Lot Value	+ 0	Total Area	x 992	Indicated Value	= 51,830
		Value Per SqFt	52.25	Adjusted Cost	= 117,542		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,830		
Lot Value			
Indicated Value	51,830	52.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	51,830	52.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29751	368		368	20.25		7,452
PATO	SLAB PORCH - OPEN	29752	12x12		144	9.87		1,421



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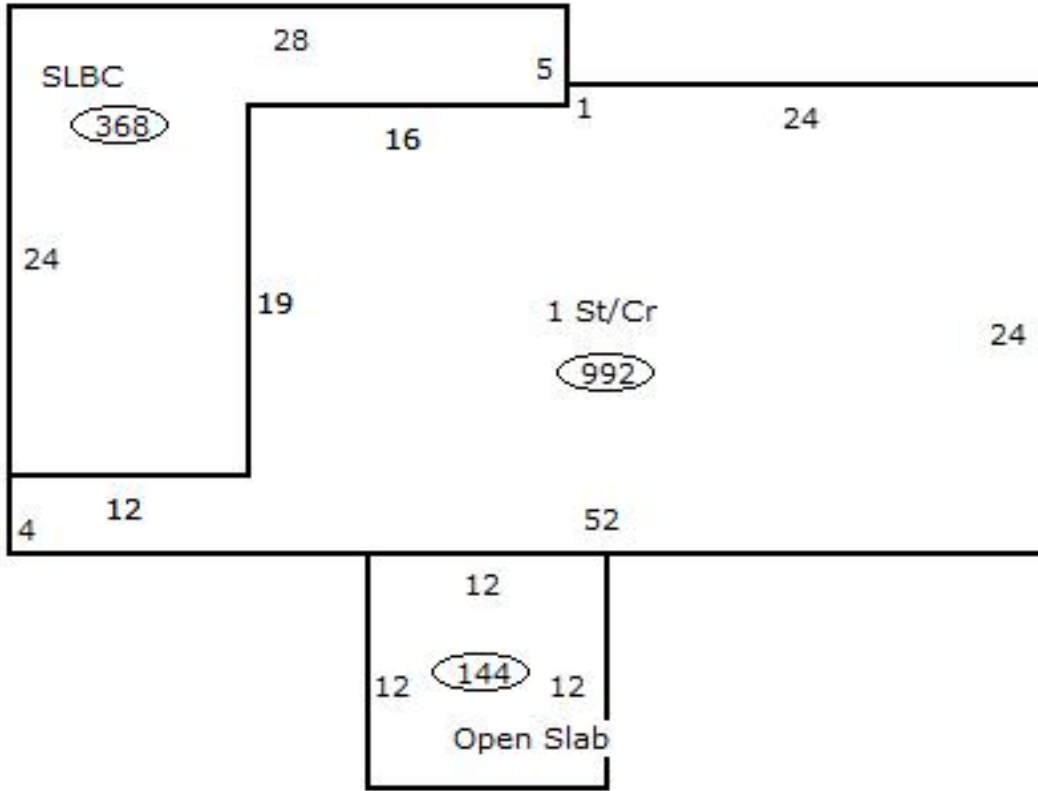
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Sketch Image

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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	992	1.000	992
2	M	PRCH		13	SLBC	368	1.000	368
3	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						992		992



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,412 / 1,412
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 45

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	76,154
Lot Value	
Indicated Value	76,154
Agland Value	53.93 Per SqFt
Site Improvements	
Total Value	76,154
	53.93 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.78	Total Misc Impr	+ 1,929	Garage Cost	+ 10,613	Total RCN	= 169,232
Roofing Adj	+ 3.95	Depreciation (55%)	- 93,078	Lump Sums	+ 0	RCNLD	= 76,154
Subfloor Adj	+ 2.31	Lot Value	+ 76,154	Indicated Value	= 76,154	Value Per SqFt	53.93
Heat/Cool Adj	+ 10.30						
Plumbing Adj	+ 6.63						
Basement Adj	+ 0.00						
Adj Base Cost	= 110.97						
Total Area	x 1,412						
Adjusted Cost	= 156,690						

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29755	20x4		80	21.04		1,683
PATO	SLAB PORCH - OPEN	29756	6x4		24	10.24		246



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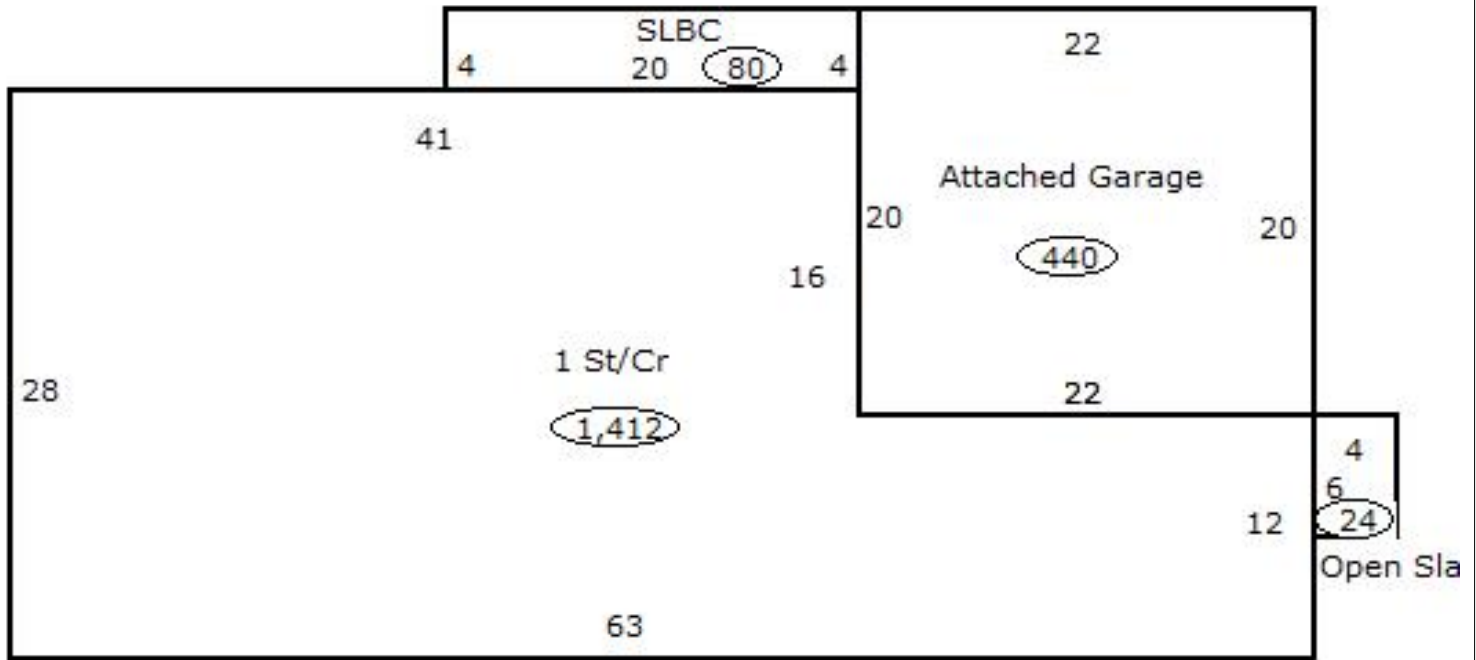
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Sketch Image

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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	1,412	1.000	1,412
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PATO		13	Open Slab	24	1.000	24
Total Building Area						1,412		1,412



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Assessment Property Record Card for Tax Year 2026

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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	936 / 936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	55,032
Lot Value	
Indicated Value	55,032 58.79 Per SqFt
Agland Value	
Site Improvements	
Total Value	55,032 58.79 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.60	Total Misc Impr	+ 7,764
Roofing Adj	+ 4.48	Garage Cost	+
Subfloor Adj	+ 2.63	Total RCN	= 122,293
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 67,261
Plumbing Adj	+ 5.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,032
Adj Base Cost	= 122.36	Lot Value	+
Total Area	x 936	Indicated Value	= 55,032
Adjusted Cost	= 114,529	Value Per SqFt	58.79

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29758	384		384	20.22		7,764



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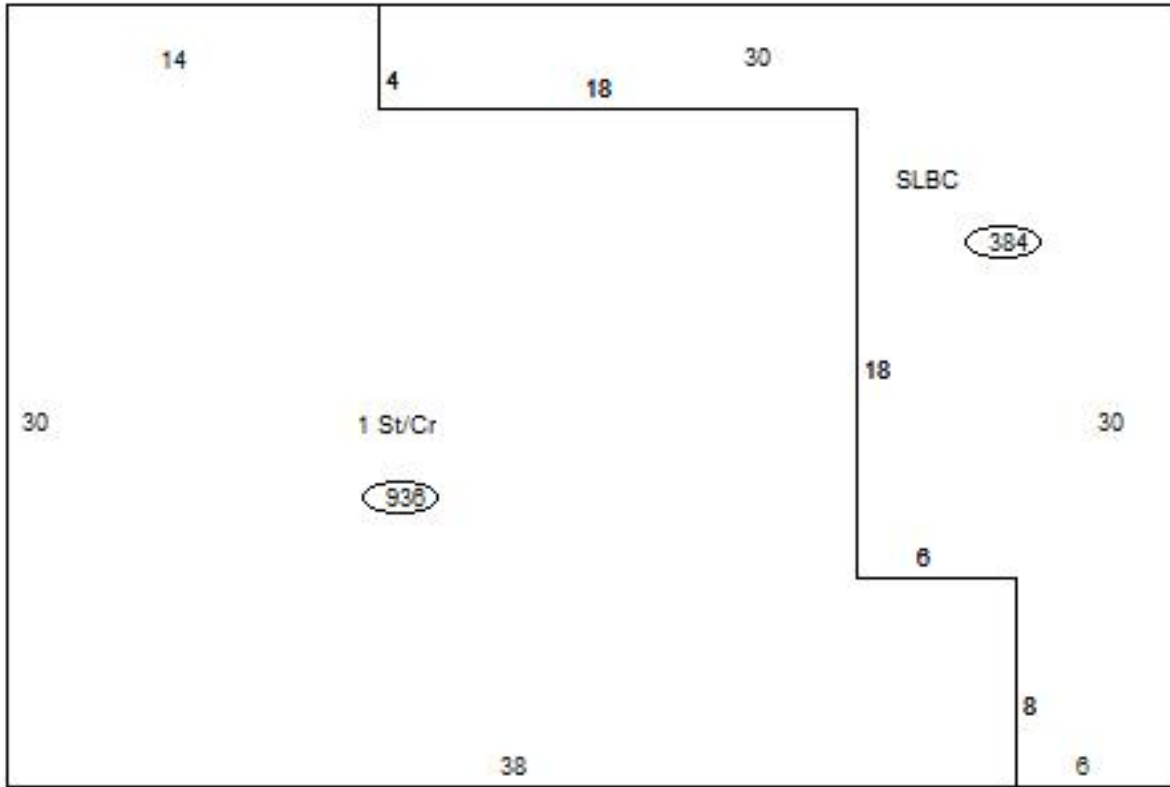
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	936	1.000	936
2	M	PRCH		10	SLBC	384	1.000	384
Total Building Area						936		936



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	920 / 920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	60,044
Lot Value	
Indicated Value	60,044
Agland Value	65.27 Per SqFt
Site Improvements	
Total Value	60,044
	65.27 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.43	Total Misc Impr	+ 4,011
Roofing Adj	+ 4.42	Garage Cost	+
Subfloor Adj	+ 2.55	Total RCN	= 115,469
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 55,425
Plumbing Adj	+ 5.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,044
Adj Base Cost	= 121.15	Lot Value	+
Total Area	x 920	Indicated Value	= 60,044
Adjusted Cost	= 111,458	Value Per SqFt	65.27

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPORT - DETACHED	29760	396		396	10.13		4,011



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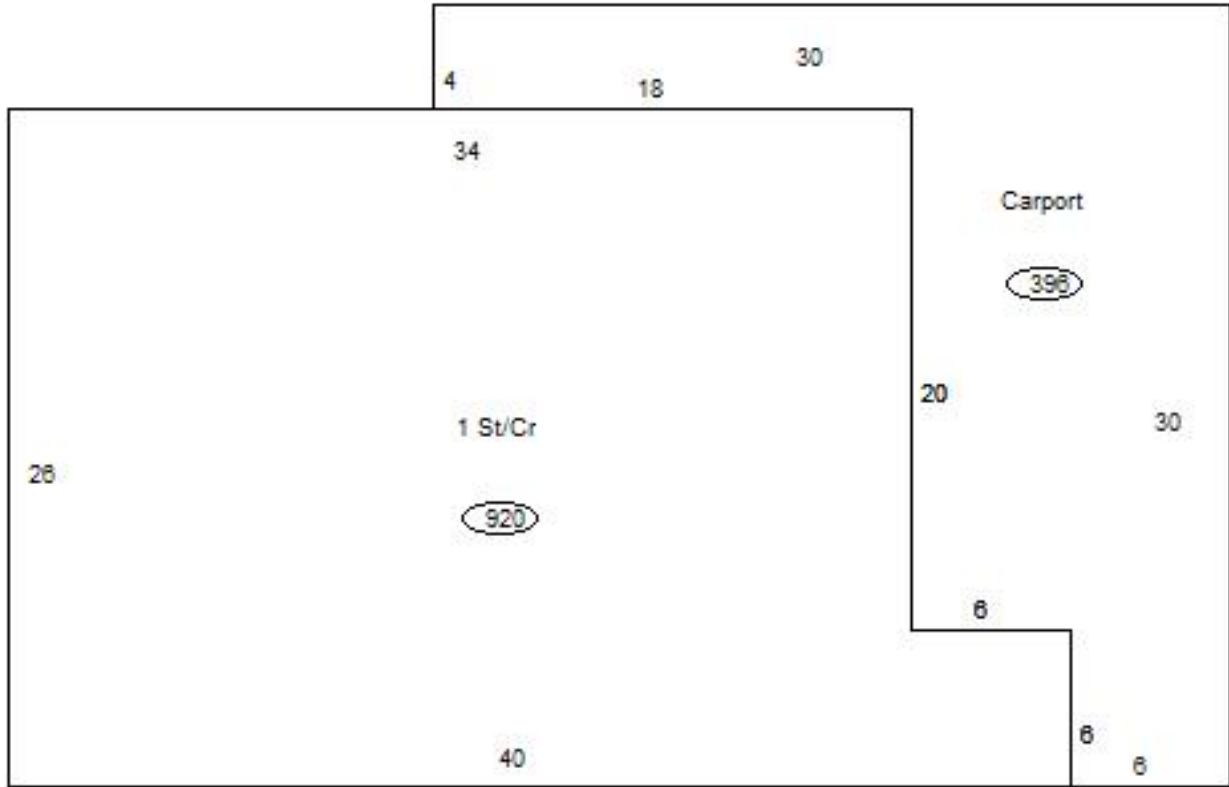
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	920	1.000	920
2	M	CPDT		10	Carport	396	1.000	396
Total Building Area						920		920




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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	804 / 804
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	102.92	Total Misc Impr	+ 3,768	Roofing Adj	+ 4.61	Garage Cost	+ 0
Subfloor Adj	+ 2.65	Total RCN	= 97,997	Heat/Cool Adj	+ 0.79	Depreciation (56%)	- 54,878
Plumbing Adj	+ 6.23	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 43,119
Adj Base Cost	= 117.20	Lot Value	+ 43,119	Total Area	x 804	Indicated Value	= 43,119
		Value Per SqFt	53.63	Adjusted Cost	= 94,229		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,119		
Lot Value			
Indicated Value	43,119	53.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	43,119	53.63	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
CPDT	CARPORT - DETACHED	29762	372		372	10.13	3,768



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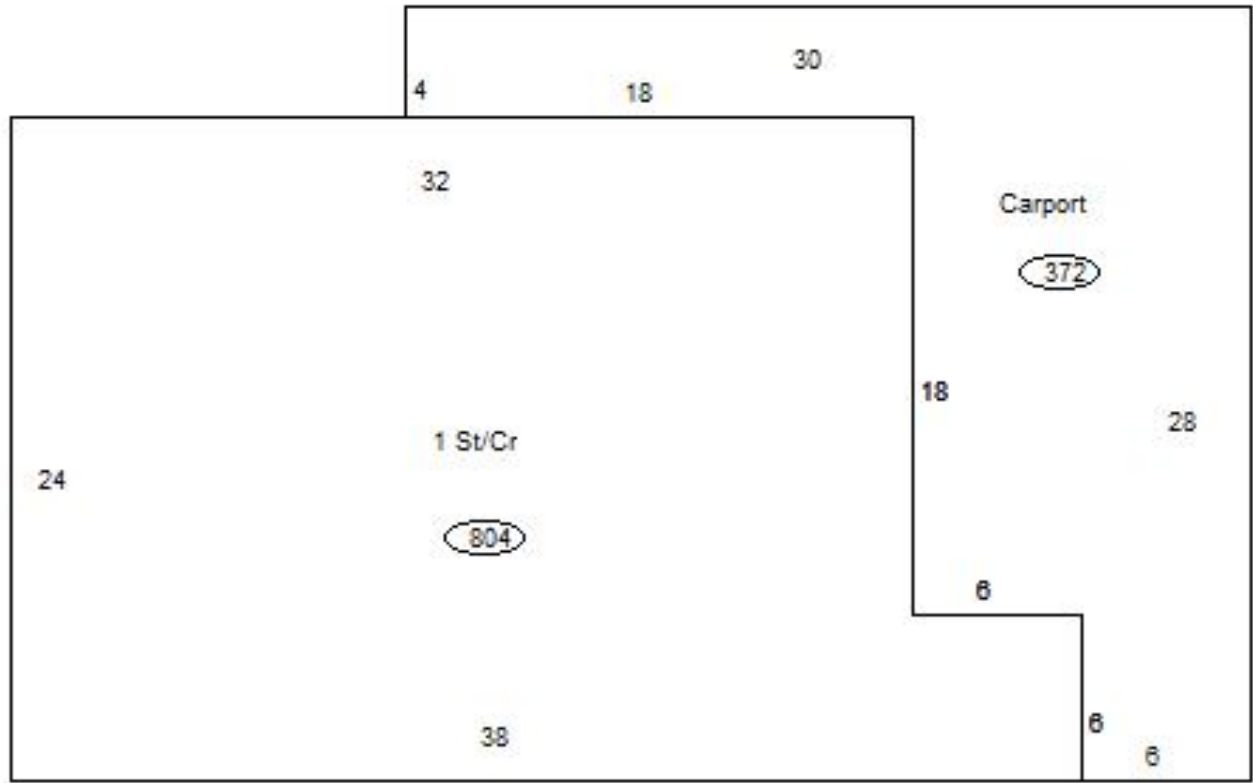
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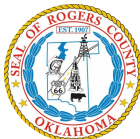
Sketch Image

660103972



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	804	1.000	804
2	M	CPDT		10	Carport	372	1.000	372
Total Building Area						804		804



Rogers

Assessment Property Record Card for Tax Year 2026

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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\C\Users\Randy Necessary\Pictures\101_0719\IMG_0043. 7/20/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	816 / 816
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1962 / 64

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	29,401
Lot Value	
Indicated Value	29,401
Agland Value	36.03 Per SqFt
Site Improvements	
Total Value	29,401
	36.03 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.46	Total Misc Impr	+ 2,856				
Roofing Adj	+ 4.59	Garage Cost	+ 0				
Subfloor Adj	+ 2.64	Total RCN	= 98,002				
Heat/Cool Adj	+ 0.76	Depreciation (70%)	- 68,601				
Plumbing Adj	+ 6.15	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 29,401				
Adj Base Cost	= 116.60	Lot Value	+ 0				
Total Area	x 816	Indicated Value	= 29,401				
Adjusted Cost	= 95,146	Value Per SqFt	36.03				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPORT - DETACHED	29764	240		240	10.13		2,431
PRCH	SLAB PORCH - COVERED	29765	5x4		20	21.23		425



Rogers

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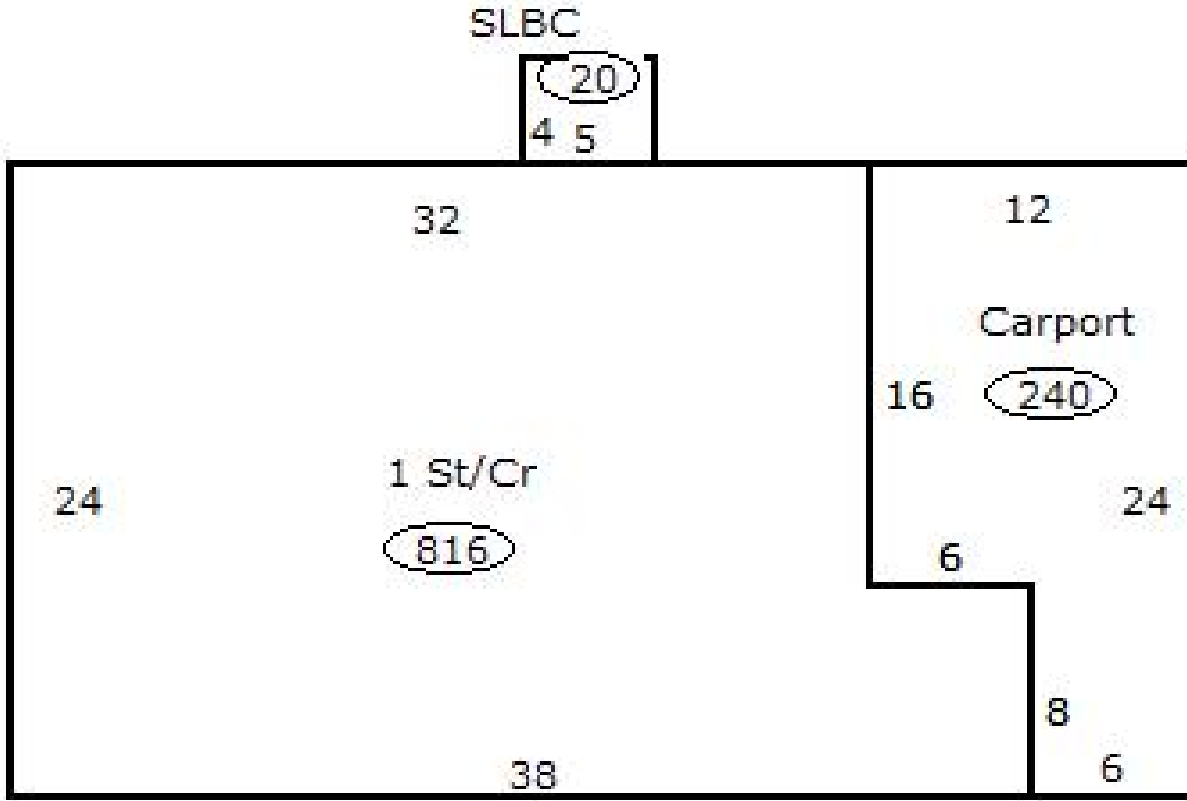
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Sketch Image

660103972



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	816	1.000	816
2	M	CPDT		13	Carport	240	1.000	240
3	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						816		816



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Agland Inventory

660103972

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RMB	RIVERTON LOAM 1-3% SLOPES	IMP PST	75			5.000	210	210	1,050	1,050
IMP PST Totals						5.000			1,050	1,050
Total Agland						5.000			1,050	1,050