



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:47:39
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Assessment Data				Primary Image															
Account	660106394																		
Parcel ID	21N16E-2000-006-0-000-00																		
Cadastral ID	24-21-16-00406																		
Property Type	REAL - Real Property																		
Property Class	RR	VI Area	1																
Tax Area	5 - JUSTUS RURAL/NO FIRE																		
Name ID	341330																		
BRAUCHER, RONALD J & HEATHER J																			
22237 S 4180 RD CLAREMORE OK 74019-0000																			
Parcel Location																			
Situs	22237 S 4180 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	3.33 - Acres																
Sec/Twn/Rng	24 / 21 / 16 / 2																		
Neighborhood	2116 - UNPLATTED																		
School District	S009 - JUSTUS-TIAWAH SCHOOLS																		
Legal Description				Building Permits															
Lat/Long: 36.28949198 -95.55992584				<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>R23 055</td> <td>R24 NEW SFR 2500 SQ FT</td> <td>04/2023</td> <td>12/2023</td> <td>225,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 055	R24 NEW SFR 2500 SQ FT	04/2023	12/2023	225,000
Number	Description	Opened	Closed	Amount															
R23 055	R24 NEW SFR 2500 SQ FT	04/2023	12/2023	225,000															
TR 2021-019357 DESC COMM NW/C SEC; S01.3021E 1100' TO POB; N88.2235E 660.13'; S01.3021E 220'; S88.2235W 660.13'; N01.3021W 220' TO POB.																			
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	THE RESERVE AT JUSTUS LLC	04/21/2023	77,000	YES										
					/	SPURLOCK, JACK NELSON & KAREN-	08/02/2021	803,000	WG										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax											
Remove Cap	2024	Land Value	69,118	69,118	11%	Assessed	43,853	3,641.99											
Year Frozen		Improvements	358,920	329,544		Penalty	0												
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-83.00											
TIF Project ID	0	Total Value	428,038	398,662		Total Taxable	42,853	3,559.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660106394	BRAUCHER, RONALD J &	5	387,051	1000	41,576	3,453.00												
2024	2024-660106394	BRAUCHER, RONALD J &	5	407,848	1000	43,863	3,660.00												
2023	2023-660106394	BRAUCHER, RONALD J &	5	523	0	58	5.00												
2022	2022-660106394	THE RESERVE AT JUSTUS LLC	5	710	0	78	6.00												



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	3.3337		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	145,216.00 x .48 = 69,118		
Factor Value			
Adjustments	1.0000		
Lot Value	69,118		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,426 / 2,426
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,426
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	553 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	358,920		
Lot Value	69,118		
Indicated Value	428,038	176.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	428,038	176.44	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.12	Total Misc Impr	+ 18,862
Roofing Adj	+ 5.19	Garage Cost	+ 26,981
Subfloor Adj	+ -3.40	Total RCN	= 366,245
Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 7,325
Plumbing Adj	+ 6.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 358,920
Adj Base Cost	= 132.07	Lot Value	+ 69,118
Total Area	x 2,426	Indicated Value	= 428,038
Adjusted Cost	= 320,402	Value Per SqFt	176.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159228	132		132	29.08		3,839
PRCH	Slab Porch - Covered	159229	254		254	28.62		7,269
PATO	Slab Porch - Open	159230	29x5		145	12.46		1,807
FPPF	Fireplace - Prefabricated		1	2023	1	5,947.13		5,947
SHLT	STORM SHELTER (AG)		1	2023	1	0.00		

