




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 660108561 Parcel ID 000000-0002-004-0-000-00 Cadastral ID 05-21-16-19580 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 344984 GLASZCZAK, BRYAN R & CRYSTAL D 1508 PINECREST DR CLAREMORE OK 74017-0000 Parcel Location Situs 01508 PINECREST DR Subdivision ESTATES AT FOREST PARK IV Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS	 <p>660108561_001.JPG 9/25/2024</p>																									
Legal Description Lot/Long: 36.33430779 -95.62691663 LOT 4 BLOCK 2 ESTATES AT FOREST PARK IV	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>R23 147</td> <td>R25 NEW SFR 3527 SQ FT</td> <td>01/2024</td> <td>09/2024</td> <td>225,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R23 147	R25 NEW SFR 3527 SQ FT	01/2024	09/2024	225,000															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>EXECUTIVE HOMES LLC</td> <td>08/09/2024</td> <td>508,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>GREEN PROPERTY MANAGEMENT IN</td> <td>11/15/2023</td> <td>530,000</td> <td>WB</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	EXECUTIVE HOMES LLC	08/09/2024	508,500	YES	/	GREEN PROPERTY MANAGEMENT IN	11/15/2023	530,000	WB
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Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax		
Remove Cap	2025	Land Value	87,845	87,845	11%	9,663	Assessed	57,635	5,327.20	
Year Frozen		Improvements	438,355	436,108		47,972	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00	
TIF Project ID	0	Total Value	526,200	523,953		57,635	Total Taxable	56,635	5,235.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108561	GLASZCZAK, BRYAN R & CRYSTAL D	17	508,693	1000	54,956	5,080.00	
2024	2024-660108561	GLASZCZAK, BRYAN R & CRYSTAL D	17	53,000	0	5,830	539.00	



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2418		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	10,533.00 x 3.00 = 31,599		
Factor Value			
Adjustments	2.7800		
Lot Value	87,845		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,880 / 2,880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,880
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	670 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	1 2022 Residential
Comparables	6
Indicated Value	507,120 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	438,355		
Lot Value	87,845		
Indicated Value	526,200	182.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	526,200	182.71	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	110.19	Total Misc Impr	+	22,353
Roofing Adj	+ 5.69	Garage Cost	+	38,538
Subfloor Adj	+ -4.37	Total RCN	=	447,301
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	8,946
Plumbing Adj	+ 6.35	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	438,355
Adj Base Cost	= 134.17	Lot Value	+	87,845
Total Area	x 2,880	Indicated Value	=	526,200
Adjusted Cost	= 386,410	Value Per SqFt		182.71

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161252	112		112	32.80		3,674
PRCH	Porch	161253	378		378	31.69		11,979
FPPF	Fireplace - Prefabricated		1	2024	1	6,700.26		6,700



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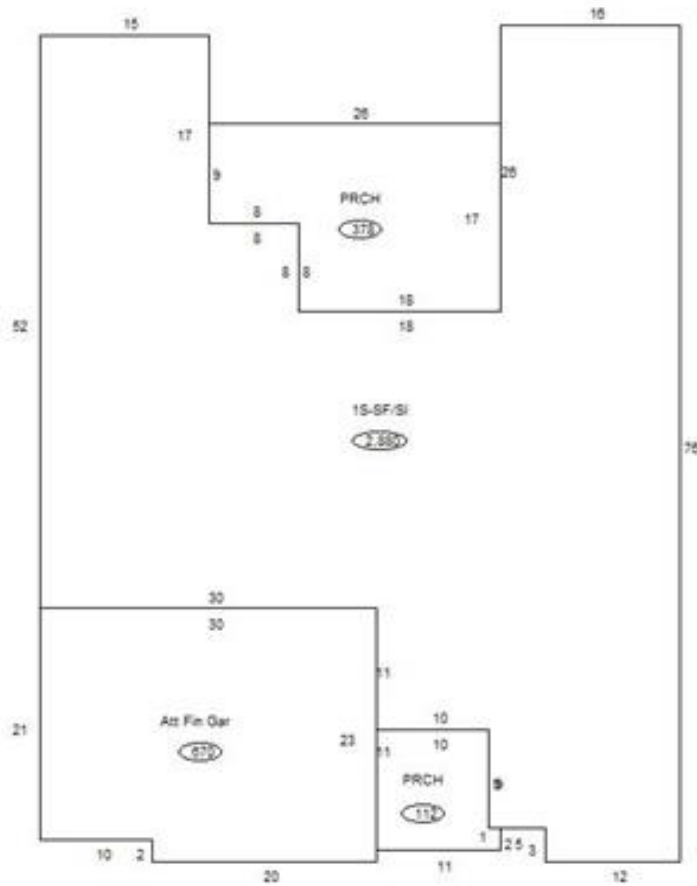
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,880	1.000	2,880
2	G	5		13	Att Fin Gar	670	1.000	670
3	M	PRCH		13	PRCH	112	1.000	112
4	M	PRCH		13	PRCH	378	1.000	378
Total Building Area						2,880		2,880