



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	660001519								
Parcel ID	21N16E-02-1-00000-000-0000								
Cadastral ID	02-21-16-00605								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	312331								
STOKES, CHAD & JOY									
14755 E LAKE PL CLAREMORE OK 74017-0000									
Parcel Location									
Situs	14755 E LAKE PL								
Subdivision									
Lot/Block	/	Parcel Size	2.87 - Acres						
Sec/Twn/Rng	2 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.33484009 -95.56918864									
TR IN LOT 2 BEG; 660' N & 840' W, SEC/L LOT 2, W 479.86' N 261.92', E 479.92', S 260.86' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2014 06 9	R15-NEW 40X30 1200 POLE BARN	06/2014	12/2014	14,500					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2402/488	WOOD, JACKIE D &	05/23/2014	183,500	YES					
2159/360	WEBB, LORI K	02/18/2011	154,000	YES					
907/428	LUNDY, RICHARD G TRUSTEE &	03/12/1993	690,500	No					
896/748	KNAPP, KEVIN D	10/19/1992	28,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2015	Land Value	64,885	55,522	11%	6,107	Assessed	23,990	
Year Frozen	0	Improvements	176,551	162,573		17,883	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	241,436	218,095		23,990	Total Taxable	22,990	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001519	STOKES, CHAD & JOY	5	234,679	1000	22,293	1,851.00		
2024	2024-660001519	STOKES, CHAD & JOY	5	241,670	1000	21,613	1,804.00		
2023	2023-660001519	STOKES, CHAD & JOY	5	199,589	1000	20,955	1,745.00		
2022	2022-660001519	STOKES, CHAD & JOY	5	203,260	1000	20,520	1,707.00		
2021	2021-660001519	STOKES, CHAD & JOY	5	189,935	1000	19,893	1,688.00		
2020	2020-660001519	STOKES, CHAD & JOY	5	187,482	1000	19,623	1,661.00		
2019	2019-660001519	STOKES, CHAD & JOY	5	188,920	1000	19,781	1,713.00		
2018	2018-660001519	STOKES, CHAD & JOY	5	193,785	1000	20,316	1,761.00		
2017	2017-660001519	STOKES, CHAD & JOY	5	192,213	1000	20,143	1,643.00		
2016	2016-660001519	STOKES, CHAD & JOY	5	187,994	1000	19,679	1,679.00		
2015	2015-660001519	STOKES, CHAD & JOY	5	184,245	1000	19,267	1,628.00		
2014	2014-660001519	STOKES, CHAD & JOY	5	162,555	0	17,881	1,535.00		
2013	2013-660001519	WOOD, JACKIE D &	5	155,082	0	17,059	1,486.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.8477		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	124,047.00 x .52 = 64,885		
Factor Value			
Adjustments	1.0000		
Lot Value	64,885		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG_000 4/3/2023

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	936 / 1,468
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	936
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	205,536	140.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	90.17	Total Misc Impr	+	20,871	
Roofing Adj	+ 3.37	Garage Cost	+	15,527	
Subfloor Adj	+ -1.56	Total RCN	=	209,505	
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	48,186	
Plumbing Adj	+ 13.30	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	161,319	
Adj Base Cost	= 117.92	Lot Value	+	64,885	
Total Area	x 1,468	Indicated Value	=	226,204	
Adjusted Cost	= 173,107	Value Per SqFt		154.09	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,319		
Lot Value	64,885		
Indicated Value	226,204	154.09	Per SqFt
Agland Value			
Site Improvements	15,232		
Total Value	241,436	164.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	4225	38x6		228	26.21		5,976
PRCH	SLAB PORCH - COVERED	4226	38x6		228	26.21		5,976
PATO	SLAB PORCH - OPEN	144960	382		382	8.65		3,304



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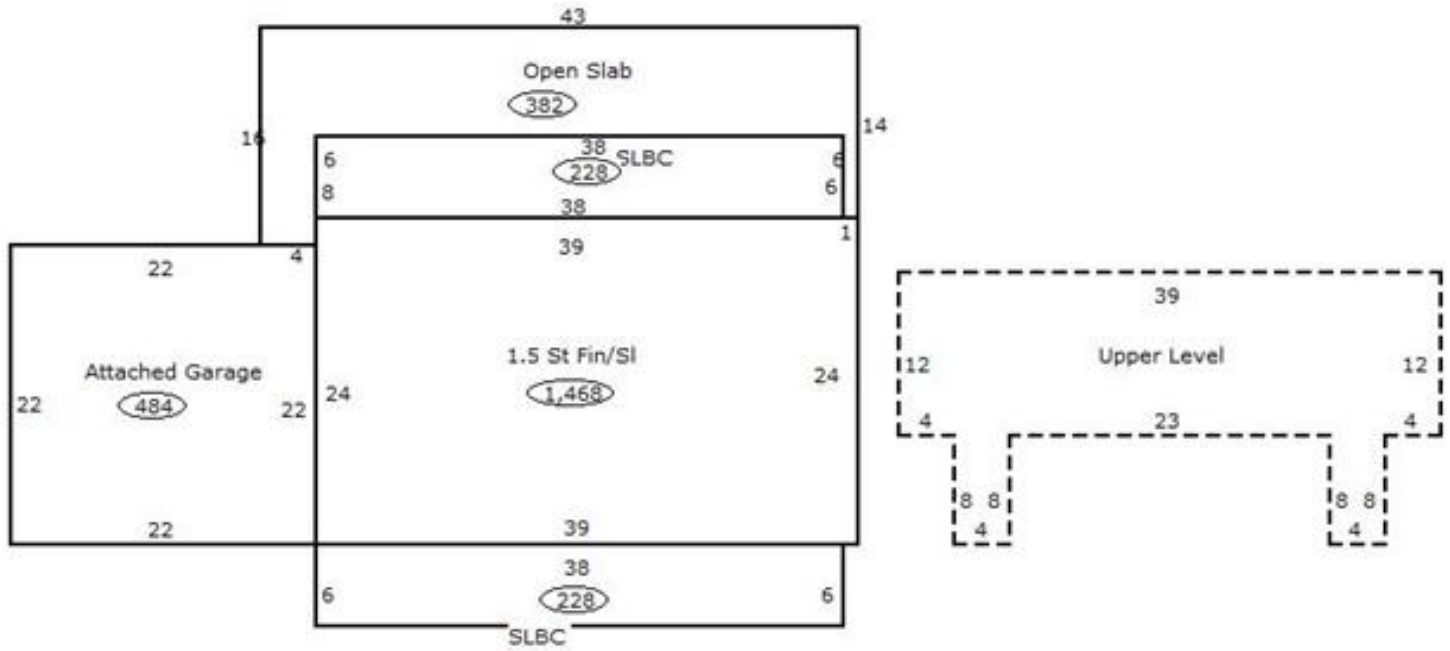
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	936	1.568	1,468
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	228	1.000	228
4	M	PRCH		13	SLBC	228	1.000	228
5	U	^UL	Overhang	13	Upper Level	532	1.000	532
6	M	PATO		13	Open Slab	382	1.000	382
Total Building Area						936		1,468



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		20x12x0			240
	Qual 2	Cond	Year 2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 240)	1,123		1,123	337	786
	LT LEAN-TO		20x12x0			240
	Qual	Cond	Year 2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 240)	701		701	210	491
	LT LEAN-TO		20x12x0			240
	Qual	Cond	Year 2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 240)	701		701	210	491
	BARN BARN		40x30x0			1,200
	Qual	Cond	Year 2014	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (11.22 x 1,200)	13,464		13,464		13,464