



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 660002018 Parcel ID 000000-00-0-00360-005-0003 Cadastral ID 03-20-15-04470 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 305245 STEVENS, JUSTIN & MELANIE 25816 S GREENWAY DR CLAREMORE OK 74019-0000																			
Parcel Location Situs 25816 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0003 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																			
Legal Description Lot/Long: 36.23609087 -95.69911035					Building Permits														
LOT 3 BLOCK 5 GREENWAY PARK					<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										
					2184/361	MAGEE, O C	07/22/2011	137,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	35,581	35,581	11%	3,914	Assessed	18,951	1,973.40										
Year Frozen	0	Improvements	177,439	136,703		15,037	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	213,020	172,284		18,951	Total Taxable	18,951	1,973.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002018	STEVENS, JUSTIN &			4	164,080	0	18,049	1,879.00										
2024	2024-660002018	STEVENS, JUSTIN &			4	173,134	0	18,349	1,759.00										
2023	2023-660002018	STEVENS, JUSTIN &			4	158,864	0	17,475	1,650.00										
2022	2022-660002018	STEVENS, JUSTIN &			4	156,827	0	17,251	1,658.00										
2021	2021-660002018	STEVENS, JUSTIN &			4	160,653	0	17,672	1,654.00										
2020	2020-660002018	STEVENS, JUSTIN &			4	161,619	0	17,778	1,667.00										
2019	2019-660002018	STEVENS, JUSTIN &			4	154,873	0	17,036	1,623.00										
2018	2018-660002018	STEVENS, JUSTIN &			4	158,903	0	17,479	1,666.00										
2017	2017-660002018	STEVENS, JUSTIN &			4	157,772	0	17,355	1,658.00										
2016	2016-660002018	STEVENS, JUSTIN &			4	154,421	0	16,986	1,628.00										
2015	2015-660002018	STEVENS, JUSTIN &			4	153,353	0	16,692	1,612.00										
2014	2014-660002018	STEVENS, JUSTIN &			4	44,793	0	4,927	450.00										
2013	2013-660002018	STEVENS, JUSTIN &			4	144,523	0	15,897	1,505.00										




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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1909 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 51,877.00 x .69 = 35,581 Factor Value Adjustments 1.0000 Lot Value 35,581		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-15\IMG_00; 11/15/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,646 / 1,646
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,646
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	218,331 132.64 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	178,320 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	134,982
Lot Value	35,581
Indicated Value	170,563 103.62 Per SqFt
Agland Value	
Site Improvements	42,457
Total Value	213,020 129.42 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	109.24	Total Misc Impr	+ 8,457
Roofing Adj	+ 4.44	Garage Cost	+ 18,788
Subfloor Adj	+ -1.15	Total RCN	= 245,422
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 110,440
Plumbing Adj	+ 8.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 134,982
Adj Base Cost	= 132.55	Lot Value	+ 35,581
Total Area	x 1,646	Indicated Value	= 170,563
Adjusted Cost	= 218,177	Value Per SqFt	103.62

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	5408	10x4		40	24.14		966
PRCH	SLAB PORCH - COVERED	5409	20x5		100	23.95		2,395



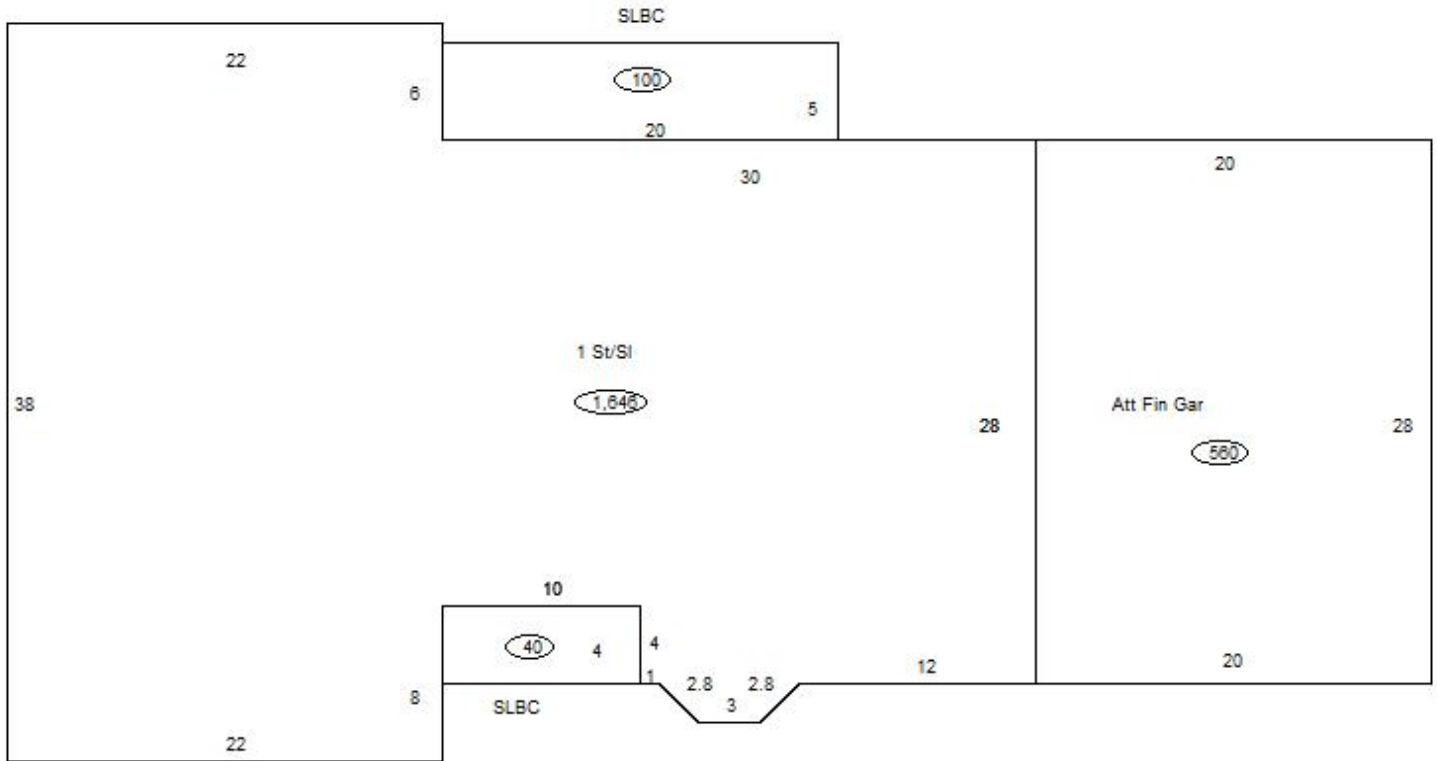
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,646	1.000	1,646
2	G	5		10	Att Fin Gar	560	1.000	560
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PRCH		10	SLBC	100	1.000	100
Total Building Area						1,646		1,646



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x16	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (32.60 x 1,200)	39,120		39,120	1,174	37,946

LNT0	Lean To - Attached	12x40x16	Dirt	Formed Metal	480
Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (10.68 x 480)	5,126		5,126	615	4,511