



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	660005552													
Parcel ID	21N16E-06-1-00000-000-0000													
Cadastral ID	06-21-16-03400													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	34 - CLARM OT & SCHL/NW FD													
Name ID	264460													
CAVIN, DAVID A & PAMELA R														
2220 CORNERSTONE AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	02220 CORNERSTONE AVE													
Subdivision														
Lot/Block	/	Parcel Size	2.2 - Acres											
Sec/Twn/Rng	6 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.33137368 -95.63777039														
E2 NE SW NE														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1044/186	ROBERTS, JIMMY D &	11/01/1996	52,500	Yes					
					1013/882	OSAGE OAKS INC	01/25/1996	52,500	No					
					1013/284	HAHN, STEVEN E &	01/04/1996	49,000	No					
					1013/635	FAITH BAPTIST CHURCH	12/28/1995	37,000	No					
					933/547	VICTORY BAPTIST CHURCH	08/25/1994	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	0	Land Value	58,602	34,383	11%	3,782	Assessed	16,510	1,757.35					
Year Frozen	0	Improvements	128,616	115,712		12,728	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	187,218	150,095		16,510	Total Taxable	15,510	1,665.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005552	CAVIN, DAVID A & PAMELA R	34	179,198	1000	15,030	1,614.00							
2024	2024-660005552	CAVIN, DAVID A & PAMELA R	34	188,376	1000	14,563	1,564.00							
2023	2023-660005552	CAVIN, DAVID A & PAMELA R	34	142,401	1000	14,110	1,504.00							
2022	2022-660005552	CAVIN, DAVID A & PAMELA R	34	147,499	1000	13,670	1,466.00							
2021	2021-660005552	CAVIN, DAVID A & PAMELA R	34	146,211	1000	13,242	1,363.00							
2020	2020-660005552	CAVIN, DAVID A & PAMELA R	34	147,463	1000	12,828	1,369.00							
2019	2019-660005552	CAVIN, DAVID A & PAMELA R	34	139,637	1000	12,425	1,340.00							
2018	2018-660005552	CAVIN, DAVID A & PAMELA R	34	158,259	1000	12,034	1,296.00							
2017	2017-660005552	CAVIN, DAVID A & PAMELA R	34	157,076	1000	11,655	1,236.00							
2016	2016-660005552	CAVIN, DAVID A & PAMELA R	34	153,284	1000	11,286	1,232.00							
2015	2015-660005552	CAVIN, DAVID A & PAMELA R	34	154,076	1000	10,928	1,140.00							
2014	2014-660005552	CAVIN, DAVID A & PAMELA R	34	162,076	1000	10,581	1,117.00							
2013	2013-660005552	CAVIN, DAVID A & PAMELA R	34	153,306	1000	10,243	1,066.00							



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.1266		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	92,636.00 x .63 = 58,602		
Factor Value			
Adjustments	1.0000		
Lot Value	58,602		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	3,321 / 3,321
Style	100% One Story
HVAC	100% Forced Air Furnace 100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	3,321
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 52

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	198,724 59.84 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	128,616
Lot Value	58,602
Indicated Value	187,218 56.37 Per SqFt
Agland Value	
Site Improvements	
Total Value	187,218 56.37 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	79.72	Total Misc Impr	+ 0
Roofing Adj	+ 3.28	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 321,539
Heat/Cool Adj	+ 10.01	Depreciation (60%)	- 192,923
Plumbing Adj	+ 3.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 128,616
Adj Base Cost	= 96.82	Lot Value	+ 58,602
Total Area	x 3,321	Indicated Value	= 187,218
Adjusted Cost	= 321,539	Value Per SqFt	56.37

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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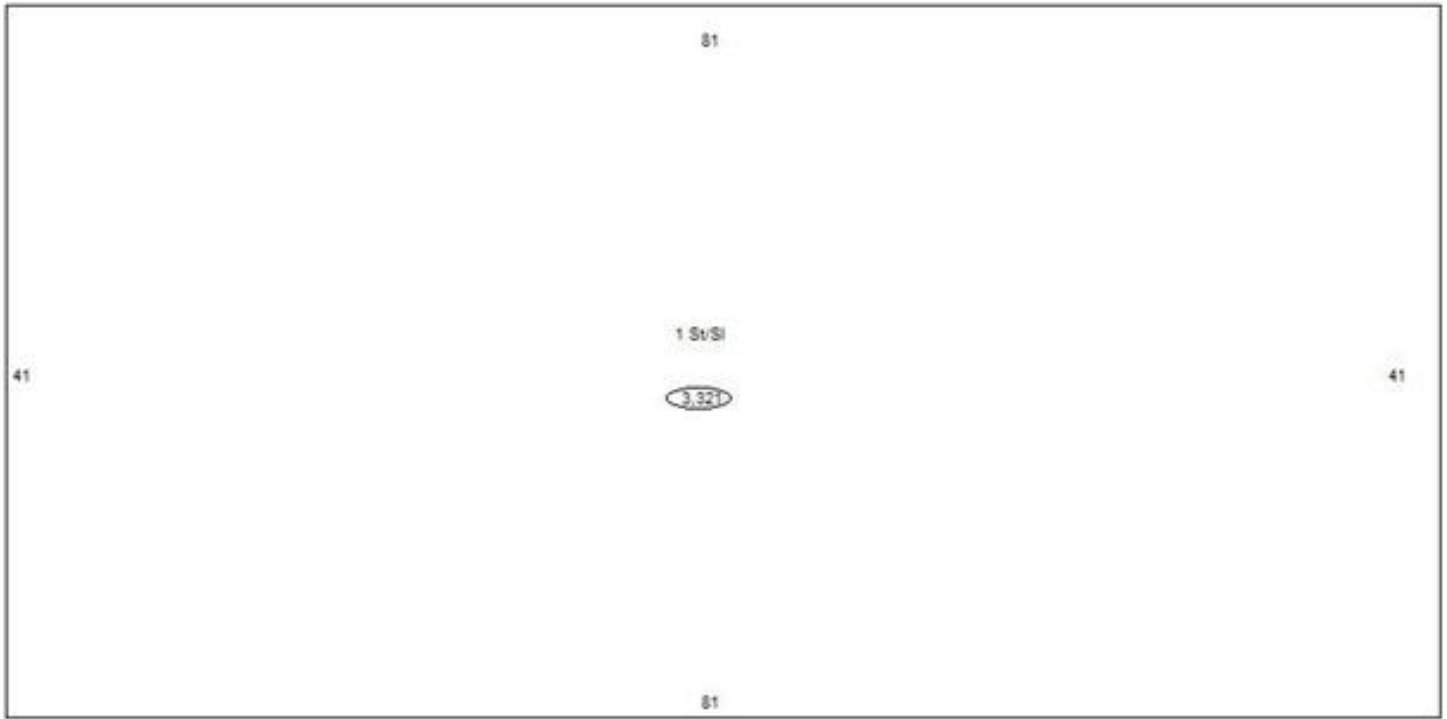
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	3,321	1.000	3,321
Total Building Area						3,321		3,321



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						