



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	660005569								
Parcel ID	000000-00-0-10074-001-0003								
Cadastral ID	06-21-16-04920								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	285646								
TOLER, RICK									
PO BOX 1894 CLAREMORE OK 74018-0000									
Parcel Location									
Situs	02301 CORNERSTONE AVE								
Subdivision	CORNERSTONE ESTATES								
Lot/Block	0003 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 21 / 16 / 5								
Neighborhood	1181 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33043297 -95.63869813									
Building Permits									
LOT 3 BLOCK 1 CORNERSTONE ESTATES									
Number	Description	Opened	Closed	Amount					
4275	R14-NEW 1440 SQ FT DETACH GARAC	10/2013	12/2013						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
PD	Add-Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1594/904	WILLIS, BETTY M &	06/07/2004	185,000	YES					
1550/777	RUTTER, ROSETTA FAYE-TRUSTEE	12/18/2003	0	4					
905/58	RUTTER, ROSETTA FAYE-TRUSTEE	01/28/1993	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2005	Land Value	67,687	50,394	11%	5,543	Assessed	24,448 2,259.73	
Year Frozen	2020	Improvements	230,844	171,865		18,905	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000 -185.00	
TIF Project ID	0	Total Value	298,531	222,259		24,448	Total Taxable	22,448 2,075.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005569	TOLER, RICK	17	285,067	2000	22,448	2,075.00		
2024	2024-660005569	TOLER, RICK	17	283,328	2000	22,448	2,075.00		
2023	2023-660005569	TOLER, RICK	17	228,557	2000	22,448	2,056.00		
2022	2022-660005569	TOLER, RICK	17	220,413	2000	22,245	2,059.00		
2021	2021-660005569	TOLER, RICK	17	227,657	2000	22,449	1,982.00		
2020	2020-660005569	TOLER, RICK	17	224,137	2000	22,448	2,056.00		
2019	2019-660005569	TOLER, RICK	17	215,786	2000	21,736	2,013.00		
2018	2018-660005569	TOLER, RICK	34	227,005	2000	22,971	2,476.00		
2017	2017-660005569	TOLER, RICK	34	225,208	2000	22,773	2,415.00		
2016	2016-660005569	TOLER, RICK	34	219,699	2000	22,167	2,421.00		
2015	2015-660005569	TOLER, RICK	34	219,295	2000	22,122	2,306.00		
2014	2014-660005569	TOLER, RICK	34	234,197	2000	22,332	2,357.00		
2013	2013-660005569	TOLER, RICK	34	207,614	2000	20,380	2,122.00		



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Lot Data		Square-Foot - NBHD 1181 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	11561							
Non-Ag Acres	1.0898							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	47,471.00 x 1.43 = 67,687			\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG_0029. 5/2/2023				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	67,687			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	2.5 - Fair			Adusted R 0.8445				
Architecture				Indicated Value 273,723 111.36 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	1,660 / 2,458			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 2				
HVAC	100% Warmed & Cooled Air			Indicated Value 359,840 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	0			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 195,650				
Bed/F/H Bath	4 / 3.0 /			Lot Value 67,687				
Basement Area	1,660 Total			Indicated Value 263,337 107.13 Per SqFt				
Garage Type	672 Attached Garage - Unfinished 2 Stalls			Agland Value				
Remodel				Site Improvements 35,194				
Year/Eff Age	1981 / 34			Total Value 298,531 121.45 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	84.19	Total Misc Impr	+ 12,637					
Roofing Adj	+ 2.86	Garage Cost	+ 17,418					
Subfloor Adj	+ 0.78	Total RCN	= 324,818					
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 142,920					
Plumbing Adj	+ 7.21	Lump Sums	+ 13,752					
Basement Adj	+ 13.41	RCNLD	= 195,650					
Adj Base Cost	= 119.92	Lot Value	+ 67,687					
Total Area	x 2,458	Indicated Value	= 263,337					
Adjusted Cost	= 294,763	Value Per SqFt	107.13					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
@N14.5SUBTERRN GARAGE		0	336		336	14.50		4,872
PRCH SLAB PORCH - COVERED		13267	10x4		40	24.14		966
EPSW ENCLOSED PORCH - SOLID WALL		13268	188		188	62.08		11,671
GRDT GARAGE - DETACHED		13269	24x14		336	26.43		8,880



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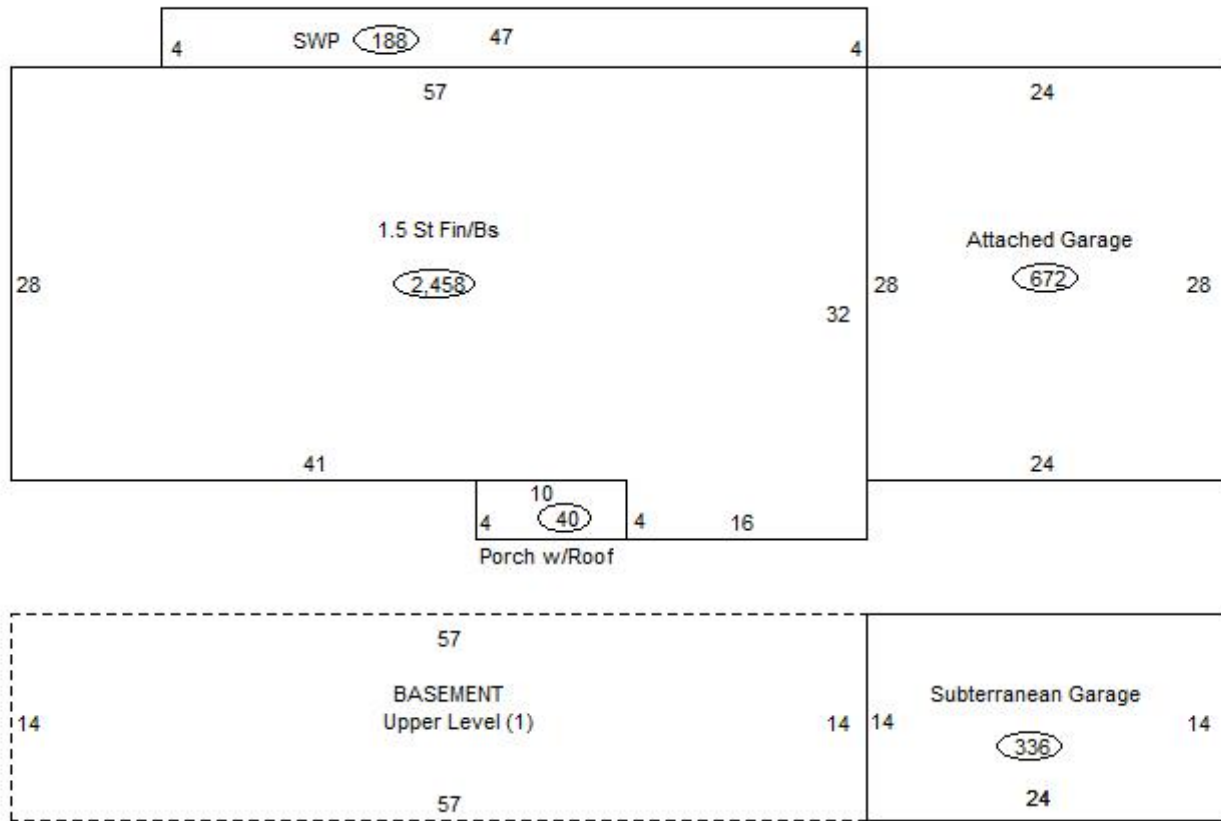
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	1,660	1.481	2,458
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	40	1.000	40
4	M	EPSW		13	EPSW	188	1.000	188
5	G	8		13	Subterranean Garage	336	1.000	336
6	U	^UL		13	Upper Level (1)	798	1.000	798
7	N	0		13	BASEMENT		0.000	
Total Building Area						1,660		2,458



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,440
	Qual 2	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (30.55 x 1,440)		43,992		43,992	8,798	35,194