



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:10:01
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005570 Parcel ID 000000-00-0-10074-001-0004 Cadastral ID 06-21-16-04930 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 92404 BETHEL, MARK A-TRUSTEE BETHEL FAMILY REVOC TRUST 2303 CORNERSTONE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 02303 CORNERSTONE AVE Subdivision CORNERSTONE ESTATES Lot/Block 0004 / 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 Lot/Long: 36.33047061 -95.63928613																																																																																																																									
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Time 03:10:01
Page 2

Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0157	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	44,242.00 x 1.49 = 65,749	
Factor Value		
Adjustments	1.0000	
Lot Value	65,749	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,884 / 1,884
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,884
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG_0030. 5/2/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,577	114.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	256,680		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,389		
Lot Value	65,749		
Indicated Value	236,138	125.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,138	125.34	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.87	Total Misc Impr	+	17,918			
Roofing Adj	+ 4.76	Garage Cost	+	16,924			
Subfloor Adj	+ -2.26	Total RCN	=	283,982			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	113,593			
Plumbing Adj	+ 8.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	170,389			
Adj Base Cost	= 132.24	Lot Value	+	65,749			
Total Area	x 1,884	Indicated Value	=	236,138			
Adjusted Cost	= 249,140	Value Per SqFt		125.34			

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	13273	30x6		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	13274	15x14		210	26.27		5,517
PATO	SLAB PORCH - OPEN	144071	16x12		192	10.63		2,041



Rogers

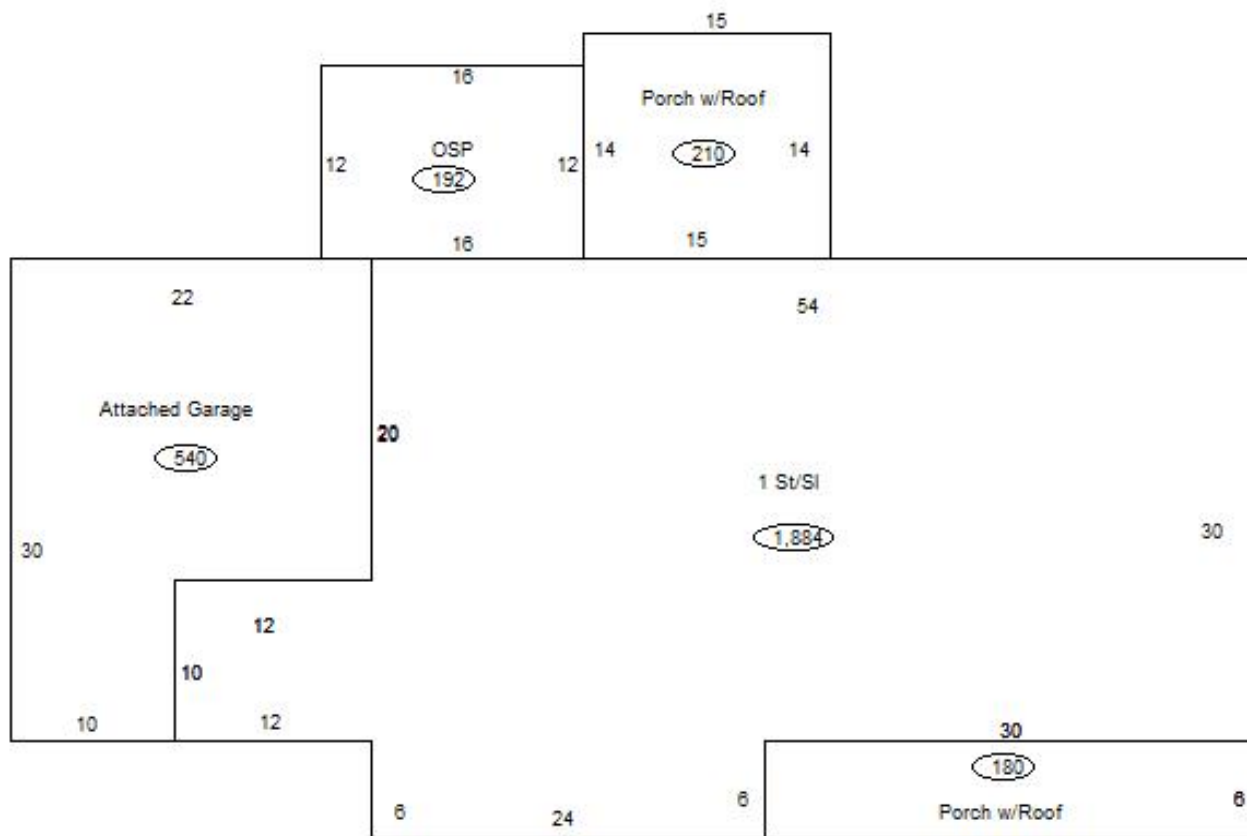
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 Time 03:10:01
 Page 3

Sketch Image

660005570



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,884	1.000	1,884
2	G	1		13	Attached Garage	540	1.000	540
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	210	1.000	210
5	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,884		1,884