



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005573 <b>Parcel ID</b> 000000-00-0-10074-001-0007 <b>Cadastral ID</b> 06-21-16-04960 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 309131 BURCH, GILBERT ALLEN & JENNY  2406 CORNERSTONE CIR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 02406 CORNERSTONE CIR <b>Subdivision</b> CORNERSTONE ESTATES <b>Lot/Block</b> 0007 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 16 / 5 <b>Neighborhood</b> 1181 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32946787 -95.64029760																																																																																																																									
<b>Legal Description</b> LOT 7 BLOCK 1 CORNERSTONE ESTATES					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1342 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 49,404.00 x 1.39 = 68,846 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 68,846		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	808 / 1,748
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	808
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	380 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1992 / 26

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG\_0037. 5/2/2023

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	180,176	103.08	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	85.14	<b>Total Misc Impr</b>	+ 7,817				
<b>Roofing Adj</b>	+ 2.46	<b>Garage Cost</b>	+ 11,256				
<b>Subfloor Adj</b>	+ -0.64	<b>Total RCN</b>	= 205,218				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 35%)</b>	- 71,826				
<b>Plumbing Adj</b>	+ 8.06	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 133,392				
<b>Adj Base Cost</b>	= 106.49	<b>Lot Value</b>	+ 68,846				
<b>Total Area</b>	x 1,748	<b>Indicated Value</b>	= 202,238				
<b>Adjusted Cost</b>	= 186,145	<b>Value Per SqFt</b>	115.70				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	133,392		
<b>Lot Value</b>	68,846		
<b>Indicated Value</b>	202,238	115.70	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	202,238	115.70	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	13287	17x4		68	24.05		1,635
PATO	SLAB PORCH - OPEN	13288	10x10		100	10.86		1,086



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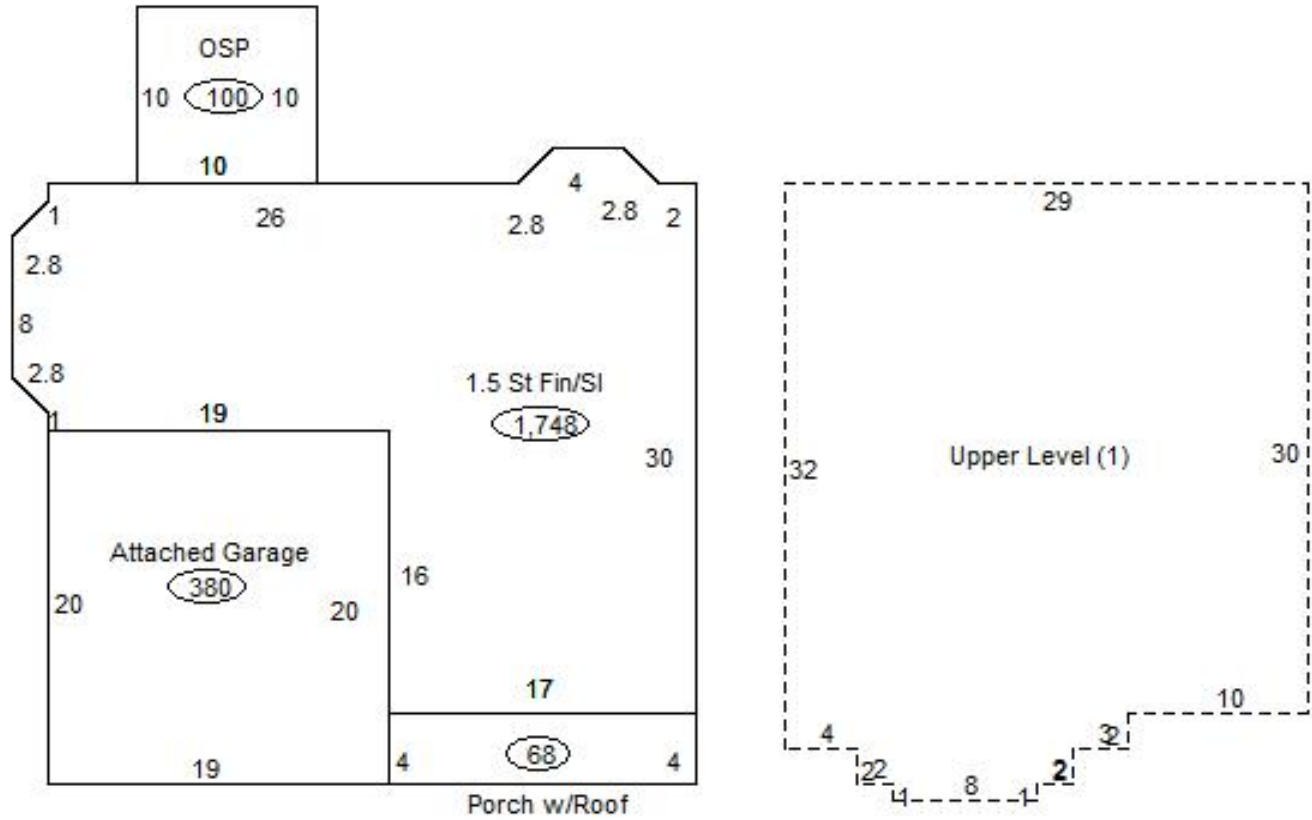
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### Sketch Image

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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/Sl	808	2.163	1,748
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	68	1.000	68
4	M	PATO		13	Open Slab	100	1.000	100
5	U	^UL		13	Upper Level (1)	940	1.000	940
<b>Total Building Area</b>						808		1,748



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						