



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 660005574 Parcel ID 000000-00-0-10074-001-0008 Cadastral ID 06-21-16-04970 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338793 MITCHELL, SCOTT 2407 CORNERSTONE CIR CLAREMORE OK 74017-0000 Parcel Location Situs 02407 CORNERSTONE CIR Subdivision CORNERSTONE ESTATES Lot/Block 0008 / 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: 36.32935794 -95.64110379																																																																																																																									
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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3994 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 60,958.00 x 1.24 = 75,779 Factor Value Adjustments 1.6000 Lot Value 121,246		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,824 / 2,472
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,824
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	312,593	126.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	337,890		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.06	Total Misc Impr	+ 19,905
Roofing Adj	+ 4.05	Garage Cost	+ 24,488
Subfloor Adj	+ -2.59	Total RCN	= 346,076
Heat/Cool Adj	+ 14.47	Depreciation (37%)	- 128,048
Plumbing Adj	+ 9.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 218,028
Adj Base Cost	= 122.04	Lot Value	+ 121,246
Total Area	x 2,472	Indicated Value	= 339,274
Adjusted Cost	= 301,683	Value Per SqFt	137.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	218,028		
Lot Value	121,246		
Indicated Value	339,274	137.25	Per SqFt
Agland Value			
Site Improvements	9,750		
Total Value	349,024	141.19	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	6,429.63		6,430
PATO	SLAB PORCH - OPEN	13292	20x12		240	11.13		2,671
PRCH	SLAB PORCH - COVERED	13293	383		383	28.21		10,804



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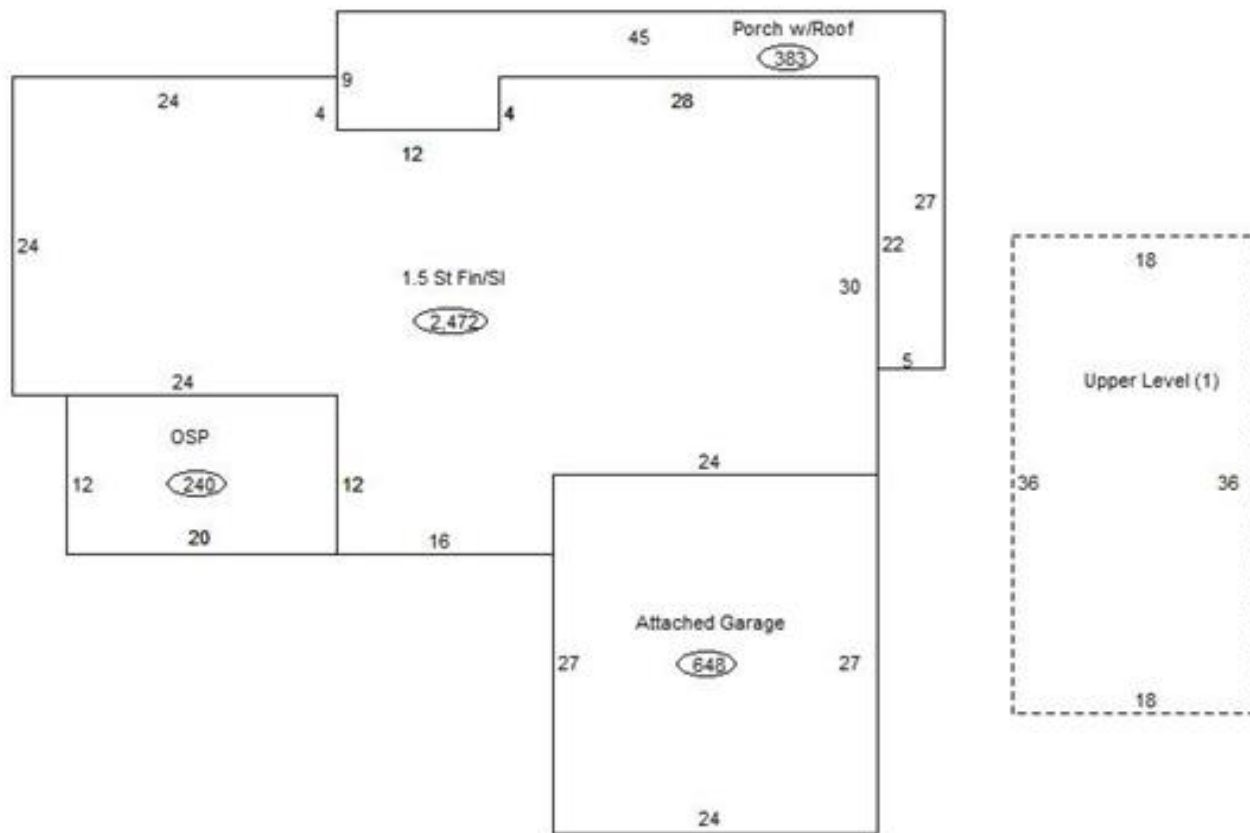
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Sketch Image

660005574



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	1,824	1.355	2,472
2	G	1		13	Attached Garage	648	1.000	648
3	M	PATO		13	Open Slab	240	1.000	240
4	M	PRCH		13	SLBC	383	1.000	383
5	U	^UL		13	Upper Level (1)	648	1.000	648
Total Building Area						1,824		2,472



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	2003	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	15,250	9,750
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (4.68 x)						