



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image														
Account 660005575 Parcel ID 000000-00-0-10074-001-0009 Cadastral ID 06-21-16-04980 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326028 LOFTON, JEFFREY 2405 CORNERSTONE CIR CLAREMORE OK 74017-0000 Parcel Location Situs 02405 CORNERSTONE CIR Subdivision CORNERSTONE ESTATES Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 16 / 5 Neighborhood 1181 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (219)\IMG_0026.JPG 6/21/2023</p>														
Legal Description Lot/Long: 36.32995375 -95.64134500																			
LOT 9 BLOCK 1 CORNERSTONE ESTATES					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	PHILLIPS, DENNIS & ELIZABETH	10/15/2018	180,000	YES										
					2532/168	SEC OF HUD	02/24/2016	0	3										
					2509/545	BOKF NA	09/11/2015	0	3										
					2470/393	BAKER, DARRYL D	04/10/2015	0	10										
					913/692	HAGGARD, MARK A &	04/30/1993	89,000	Yes										
					852/786	DALVINE, LARRY A & JOAN E	04/26/1991	77,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2019	Land Value	63,285	51,054	11%	5,616	Assessed	23,786	2,198.54										
Year Frozen	0	Improvements	165,727	165,182		18,170	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	229,012	216,236		23,786	Total Taxable	22,786	2,106.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005575	LOFTON, JEFFREY			17	223,656	0	23,092	2,134.00										
2024	2024-660005575	LOFTON, JEFFREY			17	215,611	0	21,993	2,033.00										
2023	2023-660005575	LOFTON, JEFFREY			17	188,816	0	20,770	1,903.00										
2022	2022-660005575	LOFTON, JEFFREY			17	191,471	0	21,062	1,950.00										
2021	2021-660005575	LOFTON, JEFFREY			17	192,539	0	21,179	1,870.00										
2020	2020-660005575	LOFTON, JEFFREY			17	189,464	0	20,841	1,908.00										
2019	2019-660005575	LOFTON, JEFFREY			34	182,349	0	20,058	2,141.00										
2018	2018-660005575	PHILLIPS, DENNIS & ELIZABETH			34	180,158	0	19,817	2,111.00										
2017	2017-660005575	PHILLIPS, DENNIS & ELIZABETH			34	178,701	0	19,657	2,062.00										
2016	2016-660005575	PHILLIPS, DENNIS & ELIZABETH			34	174,217	0	18,401	1,986.00										
2015	2015-660005575	BOKF NA			34	191,297	1000	16,525	1,716.00										
2014	2014-660005575	BAKER, DARRYL D			34	192,843	1000	16,014	1,685.00										
2013	2013-660005575	BAKER, DARRYL D			34	181,821	1000	15,519	1,610.00										



Rogers

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Date 04/17/2026
Time 03:10:03
Page 2

Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9685	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,190.00 x 1.50 = 63,285	
Factor Value		
Adjustments	1.0000	
Lot Value	63,285	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,914 / 1,914
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,914
Fixture/RghIn	20 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	468 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,553	99.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	252,660		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.37	Total Misc Impr	+	11,221			
Roofing Adj	+ 4.30	Garage Cost	+	13,048			
Subfloor Adj	+ -1.12	Total RCN	=	282,831			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	118,789			
Plumbing Adj	+ 13.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	164,042			
Adj Base Cost	= 135.09	Lot Value	+	63,285			
Total Area	x 1,914	Indicated Value	=	227,327			
Adjusted Cost	= 258,562	Value Per SqFt		118.77			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,042		
Lot Value	63,285		
Indicated Value	227,327	118.77	Per SqFt
Agland Value			
Site Improvements	1,685		
Total Value	229,012	119.65	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
PATO	SLAB PORCH - OPEN	13297	15x5		75	10.86		815
PATO	SLAB PORCH - OPEN	13298	204		204	9.92		2,024
PRCH	SLAB PORCH - COVERED	13299	138		138	23.81		3,286



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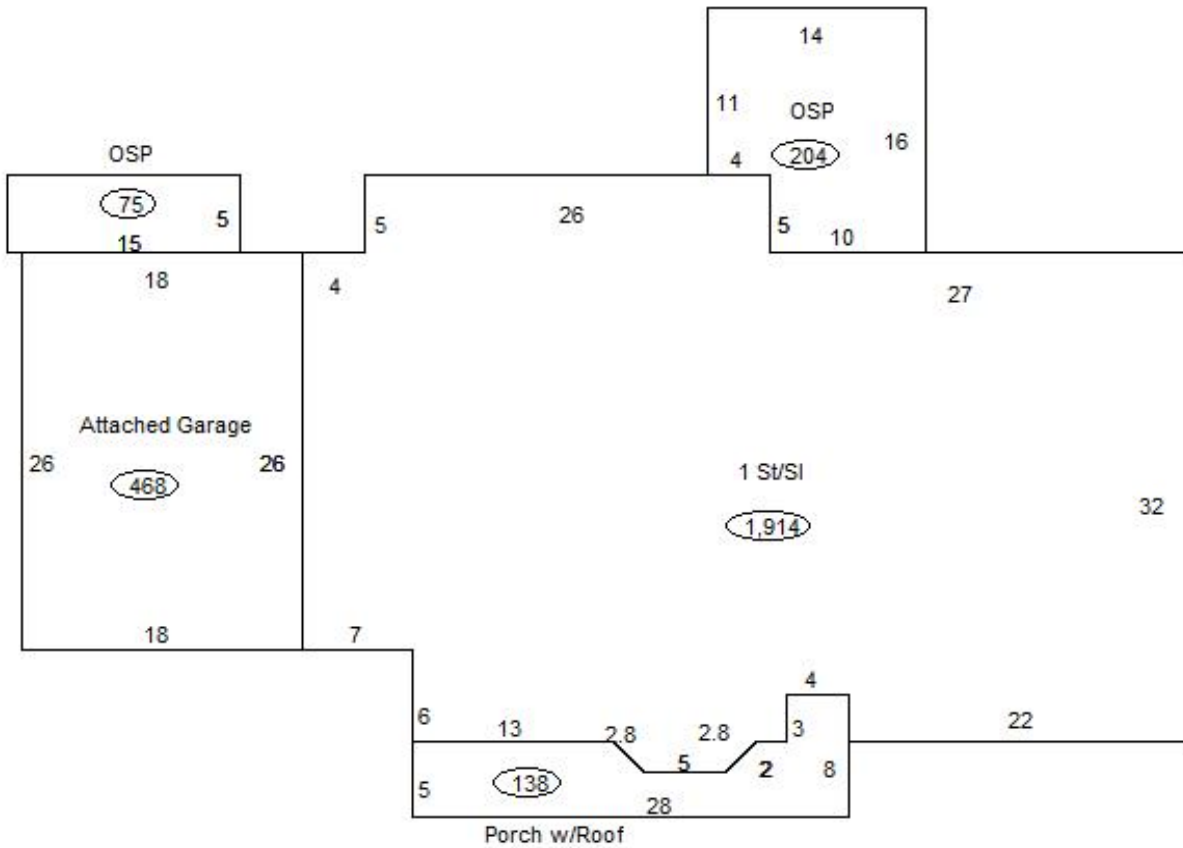
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Date 04/17/2026
 Time 03:10:03
 Page 3

Sketch Image

660005575



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,914	1.000	1,914
2	G	1		13	Attached Garage	468	1.000	468
3	M	PATO		13	Open Slab	75	1.000	75
4	M	PATO		13	Open Slab	204	1.000	204
5	M	PRCH		13	SLBC	138	1.000	138
Total Building Area						1,914		1,914



Rogers


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Date 04/17/2026
Time 03:10:03
Page 4

660005575

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	18x10x0			180
	Qual 3	Cond 3	Year 2023	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (9.36 x 180)		1,685		1,685		1,685