



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660005577 <b>Parcel ID</b> 000000-00-0-10074-001-0011 <b>Cadastral ID</b> 06-21-16-05000 <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> 334340 WHITESIDE, STEVEN D  2307 CORNERSTONE AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02305 W 21ST ST N <b>Subdivision</b> CORNERSTONE ESTATES <b>Lot/Block</b> 0011 / 0001 <b>Parcel Size</b> 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					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG_0045. 5/2/2023</p>														
<b>Legal Description</b> Lat/Long: 36.33073764 -95.64066058																			
LOT 11 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	EVANS, NORMA E	01/19/2022	237,500	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2023		Land Value 87,537	87,537	11%	9,629	Assessed	27,470	2,539.05										
Year Frozen	2008		Improvements 162,188	162,188		17,841	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		<b>Total Value</b> 249,725	249,725		27,470	<b>Total Taxable</b>	27,470	2,539.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660005577	WHITESIDE, STEVEN D			17	244,171	0	26,859	2,483.00										
2024	2024-660005577	WHITESIDE, STEVEN D			17	237,500	0	26,125	2,414.00										
2023	2023-660005577	WHITESIDE, STEVEN D			17	237,500	0	26,125	2,393.00										
2022	2022-660005577	WHITESIDE, STEVEN D			17	198,494	1000	11,628	1,076.00										
2021	2021-660005577	EVANS, HOWARD H			17	188,149	1000	11,628	1,027.00										
2020	2020-660005577	EVANS, HOWARD H			17	185,142	1000	11,628	1,065.00										
2019	2019-660005577	EVANS, HOWARD H			17	114,802	1000	11,628	1,077.00										
2018	2018-660005577	EVANS, HOWARD H			34	184,134	1000	11,628	1,253.00										
2017	2017-660005577	EVANS, HOWARD H			34	182,611	1000	11,628	1,233.00										
2016	2016-660005577	EVANS, HOWARD H			34	177,939	1000	11,628	1,269.00										
2015	2015-660005577	EVANS, HOWARD H			34	177,440	1000	11,628	1,212.00										
2014	2014-660005577	EVANS, HOWARD H			34	178,810	1000	11,629	1,227.00										
2013	2013-660005577	EVANS, HOWARD H			34	168,528	1000	11,628	1,209.00										



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Lot Data		Square-Foot - NBHD 1181 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0675		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	46,499.00 x 1.44 = 67,103		
Factor Value			
Adjustments	1.3045		
Lot Value	87,537		



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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	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,878 / 1,878
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,878
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	202,388	107.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	260,300		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.47	Total Misc Impr	+ 31,444
Roofing Adj	+ 4.32	Garage Cost	+ 16,789
Subfloor Adj	+ -1.13	Total RCN	= 274,776
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	- 115,406
Plumbing Adj	+ 7.50	Lump Sums	+ 2,818
Basement Adj	+ 0.00	RCNLD	= 162,188
Adj Base Cost	= 120.63	Lot Value	+ 87,537
Total Area	x 1,878	Indicated Value	= 249,725
Adjusted Cost	= 226,543	Value Per SqFt	132.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,188		
Lot Value	87,537		
Indicated Value	249,725	132.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,725	132.97	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
EPSW	ENCLOSED PORCH - SOLID WALL	13306	24x17		408	60.57		24,713
PRCH	SLAB PORCH - COVERED	13307	17x4		68	24.05		1,635
WODO	WOOD DECK - OPEN	13308	24x11		264	17.79	40%	2,818



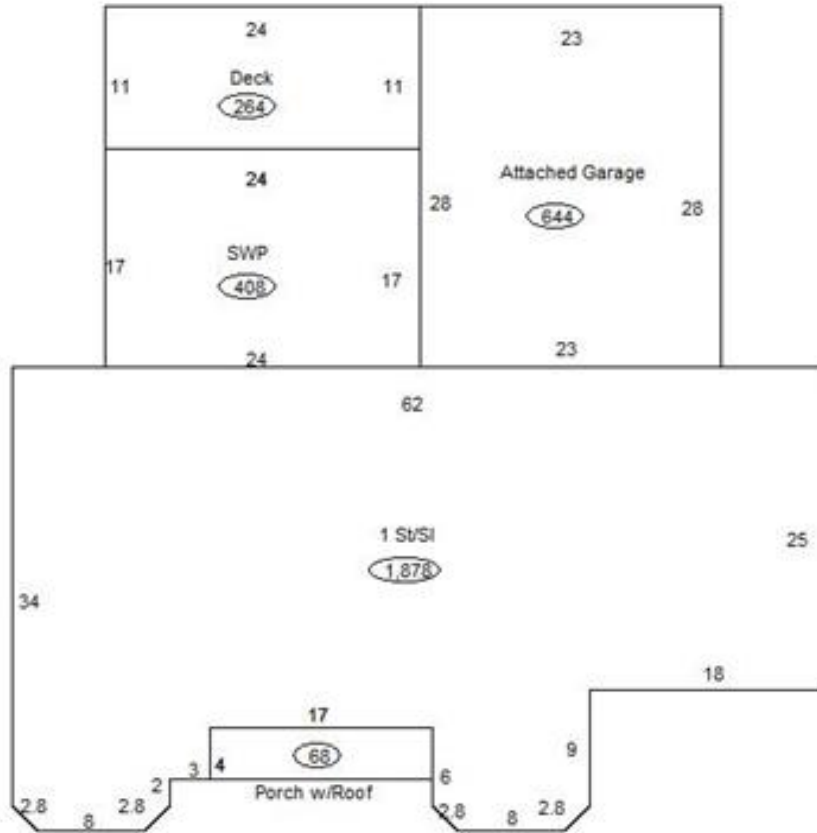
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,878	1.000	1,878
2	G	1		13	Attached Garage	644	1.000	644
3	M	EPSW		13	EPSW	408	1.000	408
4	M	PRCH		13	SLBC	68	1.000	68
5	M	WODO		13	WODO	264	1.000	264
<b>Total Building Area</b>						<b>1,878</b>		<b>1,878</b>