



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 660005578 Parcel ID 000000-00-0-10074-001-0012 Cadastral ID 06-21-16-05010 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 334340 WHITESIDE, STEVEN D 2307 CORNERSTONE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 02307 CORNERSTONE AVE Subdivision CORNERSTONE ESTATES Lot/Block 0012 / 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\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG_0046. 5/2/2023</p>														
Legal Description Lat/Long: 36.33107732 -95.64118890																			
LOT 12 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>2374</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2374		01/2001	11/2001	
Number	Description	Opened	Closed	Amount															
2374		01/2001	11/2001																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	WILSON, D BRENT & ADRIENNE	04/27/2021	274,000	YES										
					2532/663	MILLER, L DAVID-TRUST	02/24/2016	208,000	YES										
					2499/219	MILLER, LARRY DAVID	09/10/2015	0	4										
					2472/375	LAWSON, ANNA RUTH	05/05/2015	208,000	YES										
					2472/373	LAWSON, WILLIAM A & ANNA RUTH	05/05/2015	0	4										
					1171/804	MOORE, ROBERT E &	05/14/1999	165,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022	Land Value	68,091	68,091	11%	7,490	Assessed	31,978	2,955.73										
Year Frozen	2008	Improvements	222,618	222,618		24,488	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	290,709	290,709		31,978	Total Taxable	31,978	2,956.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005578	WHITESIDE, STEVEN D			17	288,425	0	31,727	2,933.00										
2024	2024-660005578	WHITESIDE, STEVEN D			17	289,611	0	31,647	2,925.00										
2023	2023-660005578	WHITESIDE, STEVEN D			17	274,000	0	30,140	2,761.00										
2022	2022-660005578	WHITESIDE, STEVEN D			17	274,000	0	30,140	2,790.00										
2021	2021-660005578	WHITESIDE, STEVEN D			17	223,225	0	24,555	2,168.00										
2020	2020-660005578	WILSON, D BRENT & ADRIENNE			17	219,546	0	24,150	2,211.00										
2019	2019-660005578	WILSON, D BRENT & ADRIENNE			17	210,336	0	23,137	2,143.00										
2018	2018-660005578	WILSON, D BRENT & ADRIENNE			34	214,115	0	23,553	2,509.00										
2017	2017-660005578	WILSON, D BRENT & ADRIENNE			34	212,096	0	23,331	2,448.00										
2016	2016-660005578	WILSON, D BRENT & ADRIENNE			34	206,690	0	22,736	2,454.00										
2015	2015-660005578	MILLER, L DAVID-TRUSTEE			34	214,244	1000	19,976	2,072.00										
2014	2014-660005578	LAWSON, WILLIAM A & ANNA RUTH			34	249,924	1000	19,977	2,099.00										
2013	2013-660005578	LAWSON, WILLIAM A & ANNA RUTH			34	234,756	1000	19,977	2,069.00										




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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1053 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 48,145.00 x 1.41 = 68,091 Factor Value Adjustments 1.0000 Lot Value 68,091		 <p>05/02/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG_0046. 5/2/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	2,080 / 2,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,080
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	282,023	135.59	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	303,930 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.79	Total Misc Impr	+	23,122	
Roofing Adj	+ 4.65	Garage Cost	+	26,811	
Subfloor Adj	+ -2.19	Total RCN	=	310,495	
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	96,253	
Plumbing Adj	+ 9.38	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	214,242	
Adj Base Cost	= 125.27	Lot Value	+	68,091	
Total Area	x 2,080	Indicated Value	=	282,333	
Adjusted Cost	= 260,562	Value Per SqFt		135.74	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	214,242		
Lot Value	68,091		
Indicated Value	282,333	135.74	Per SqFt
Agland Value			
Site Improvements	8,376		
Total Value	290,709	139.76	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	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	13311	23x10		230	68.91		15,849
PRCH	SLAB PORCH - COVERED	13312	62		62	26.74		1,658



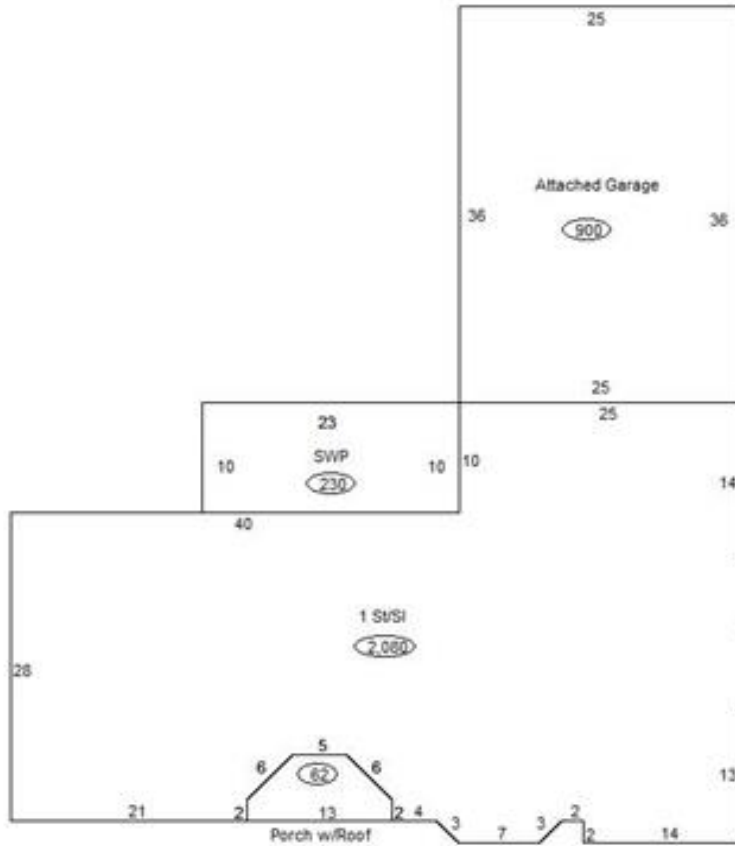
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Sketch Image

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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	2,080	1.000	2,080
2	G	1		13	Attached Garage	900	1.000	900
3	M	EPSW		13	EPSW	230	1.000	230
4	M	PRCH		13	SLBC	62	1.000	62
Total Building Area						2,080		2,080



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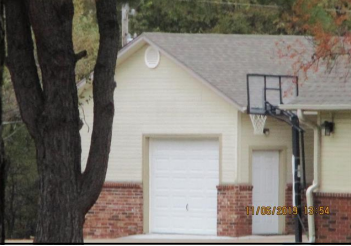
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (27.92 x 600)		16,752	16,752	8,376	8,376	