



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:10:09  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005579 <b>Parcel ID</b> 000000-00-0-10074-001-0013 <b>Cadastral ID</b> 06-21-16-05020 <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> 344561 PATTERSON, LOGAN KEITH & TAYLOR E  2401 CORNERSTONE PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02401 CORNERSTONE PL <b>Subdivision</b> CORNERSTONE ESTATES <b>Lot/Block</b> 0013 / 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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33155645 -95.64119118																																																																																																																									
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Lot Data		Square-Foot - NBHD 1181 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2246		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	53,345.00 x 1.33 = 71,211		
Factor Value			
Adjustments	1.0000		
Lot Value	71,211		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG\_0047. 5/2/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,428 / 2,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,428
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	263,440 108.50 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	322,410 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	202,950
Lot Value	71,211
Indicated Value	274,161 112.92 Per SqFt
Agland Value	
Site Improvements	
Total Value	274,161 112.92 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	106.41	Total Misc Impr	+	20,301
Roofing Adj	+ 4.53	Garage Cost	+	19,338
Subfloor Adj	+ -2.18	Total RCN	=	349,913
Heat/Cool Adj	+ 12.64	Depreciation ( 42%)	-	146,963
Plumbing Adj	+ 6.39	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	202,950
Adj Base Cost	= 127.79	Lot Value	+	71,211
Total Area	x 2,428	Indicated Value	=	274,161
Adjusted Cost	= 310,274	Value Per SqFt		112.92

### 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
PRCH	SLAB PORCH - COVERED	13315	17x7		119	26.55		3,159
CPDT	CARPORT - DETACHED	13316	18x16		288	11.36		3,272
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	13317	20x10		200	29.08		5,816
PATO	SLAB PORCH - OPEN	13318	18x14		252	9.68		2,439



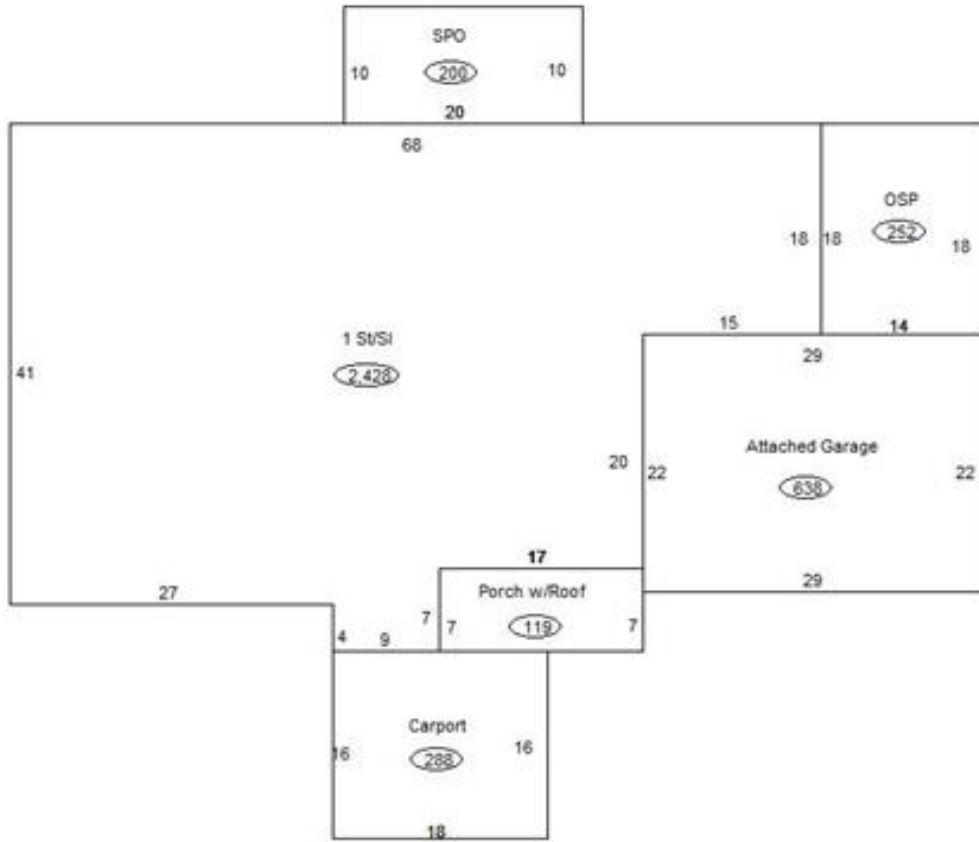
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Sketch Image

660005579



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,428	1.000	2,428
2	G	1		13	Attached Garage	638	1.000	638
3	M	PRCH		13	SLBC	119	1.000	119
4	M	CPDT		13	Carport	288	1.000	288
5	M	EPKS		13	Screen Porch	200	1.000	200
6	M	PATO		13	Open Slab	252	1.000	252
<b>Total Building Area</b>						2,428		2,428