



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:22:59
 Page 1

Assessment Data					Primary Image														
Account 660005582 Parcel ID 000000-00-0-10074-002-0003 Cadastral ID 06-21-16-05050 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 92744 BLUNT, MARY ANNE 2306 W CORNERSTONE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 02306 CORNERSTONE AVE Subdivision CORNERSTONE ESTATES Lot/Block 0003 / 0002 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_0050. 5/2/2023</p>														
Legal Description Lat/Long: 36.33133789 -95.64015404																			
LOT 3 BLOCK 2 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> </td> <td> </td> <td> </td> <td> </td> <td> </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															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	68,819	35,434	11%	3,898	Assessed	25,537	2,360.38										
Year Frozen	0	Improvements	196,721	196,721		21,639	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	265,540	232,155		25,537	Total Taxable	24,537	2,268.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005582	BLUNT, MARY ANNE			17	262,110	1000	23,793	2,199.00										
2024	2024-660005582	BLUNT, MARY ANNE			17	255,525	1000	23,071	2,132.00										
2023	2023-660005582	BLUNT, MARY ANNE			17	212,457	1000	22,370	2,049.00										
2022	2022-660005582	BLUNT, MARY ANNE			17	215,527	1000	22,643	2,096.00										
2021	2021-660005582	BLUNT, MARY ANNE			17	237,336	1000	21,954	1,939.00										
2020	2020-660005582	BLUNT, MARY ANNE			17	233,361	1000	21,286	1,949.00										
2019	2019-660005582	BLUNT, BOBBY G			17	196,699	1000	20,637	1,911.00										
2018	2018-660005582	BLUNT, BOBBY G			34	232,996	1000	19,395	2,080.00										
2017	2017-660005582	BLUNT, BOBBY G			34	231,038	1000	18,801	1,986.00										
2016	2016-660005582	BLUNT, BOBBY G			34	224,966	1000	18,225	1,982.00										
2015	2015-660005582	BLUNT, BOBBY G			34	219,856	1000	17,665	1,834.00										
2014	2014-660005582	BLUNT, BOBBY G			34	221,674	1000	17,121	1,801.00										
2013	2013-660005582	BLUNT, BOBBY G			34	208,930	1000	16,593	1,720.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:22:59
Page 2

Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1331	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	49,359.00 x 1.39 = 68,819	
Factor Value		
Adjustments	1.0000	
Lot Value	68,819	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,414 / 2,414
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,414
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	710 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

Cost Approach				Manual : 01/2025			
Base Cost	103.82	Total Misc Impr	+	11,643			
Roofing Adj	+ 4.53	Garage Cost	+	21,194			
Subfloor Adj	+ -2.18	Total RCN	=	339,174			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	142,453			
Plumbing Adj	+ 8.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	196,721			
Adj Base Cost	= 126.90	Lot Value	+	68,819			
Total Area	x 2,414	Indicated Value	=	265,540			
Adjusted Cost	= 306,337	Value Per SqFt		110.00			



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG_0050. 5/2/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	268,844	111.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	366,070		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,721		
Lot Value	68,819		
Indicated Value	265,540	110.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	265,540	110.00	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
PRCH	SLAB PORCH - COVERED	13325		230	230	26.21		6,028



Rogers

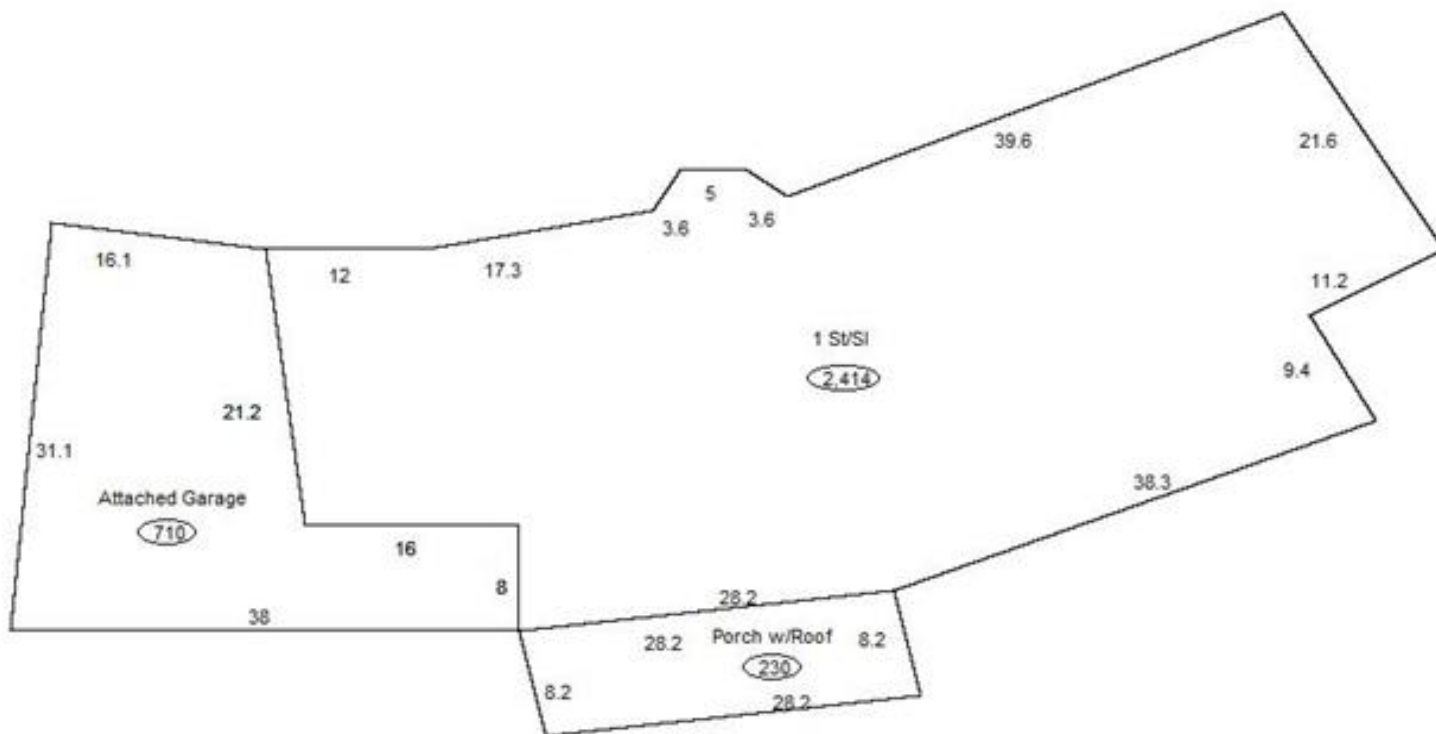
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:22:59
 Page 3

Sketch Image

660005582



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,414	1.000	2,414
2	G	1		13	Attached Garage	710	1.000	710
3	M	PRCH		13	SLBC	230	1.000	230
Total Building Area						2,414		2,414



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:22:59
Page 4

660005582

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						