



# 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	660005585								
Parcel ID	000000-00-0-10074-002-0006								
Cadastral ID	06-21-16-05080								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	289803								
DOYLE, JENNIFER LYNN &									
STEPHEN M									
2312 CORNERSTONE AVE									
CLAREMORE OK 74017-0000									
<b>Parcel Location</b>									
Situs	02312 CORNERSTONE AVE								
Subdivision	CORNERSTONE ESTATES								
Lot/Block	0006 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 21 / 16 / 5								
Neighborhood	1181 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.33211064 -95.63859298									
<b>Building Permits</b>									
LOT 6 BLOCK 2 CORNERSTONE ESTATES									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R23 87	R24 NEW RMA 391 SQ FT	07/2023	07/2024	180,250					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
1703/532	ROHR, WALTER S	08/16/2005	79,667	8					
865/539	KELLER, BOB G TRUST	10/22/1991	8,500	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	2006	Land Value	66,946	31,999	11%	3,520	Assessed	27,115 2,506.24	
Year Frozen	0	Improvements	218,479	214,494		23,595	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	285,425	246,493		27,115	Total Taxable	26,115 2,414.00	
<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	2025-660005585	DOYLE, JENNIFER LYNN &	17	280,509	1000	25,324	2,341.00		
2024	2024-660005585	DOYLE, JENNIFER LYNN &	17	215,100	1000	18,215	1,683.00		
2023	2023-660005585	DOYLE, JENNIFER LYNN &	17	169,593	1000	17,655	1,617.00		
2022	2022-660005585	DOYLE, JENNIFER LYNN &	17	173,645	1000	18,101	1,676.00		
2021	2021-660005585	DOYLE, JENNIFER LYNN &	17	168,730	1000	17,560	1,551.00		
2020	2020-660005585	DOYLE, JENNIFER LYNN &	17	167,737	1000	17,091	1,565.00		
2019	2019-660005585	DOYLE, JENNIFER LYNN &	17	159,677	1000	16,564	1,534.00		
2018	2018-660005585	DOYLE, JENNIFER LYNN &	34	165,353	1000	16,514	1,774.00		
2017	2017-660005585	DOYLE, JENNIFER LYNN &	34	164,046	1000	16,004	1,693.00		
2016	2016-660005585	DOYLE, JENNIFER LYNN &	34	159,993	1000	15,509	1,689.00		
2015	2015-660005585	DOYLE, JENNIFER LYNN &	34	145,708	1000	15,028	1,562.00		
2014	2014-660005585	DOYLE, JENNIFER LYNN &	34	149,551	1000	15,033	1,583.00		
2013	2013-660005585	DOYLE, JENNIFER LYNN &	34	141,513	1000	14,566	1,512.00		



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Lot Data		Square-Foot - NBHD 1181 #1	
Lot Size			
Lot Count			
Units Buildable	11473		
Non-Ag Acres	1.0614		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	46,237.00 x 1.45 = 66,946		
Factor Value			
Adjustments	1.0000		
Lot Value	66,946		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG\_0053. 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	100% Veneer, Masonry
Base/Total Area	1,973 / 1,973
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,973
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1990 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	272,739	138.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	220,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.26	Total Misc Impr	+ 10,670
Roofing Adj	+ 4.60	Garage Cost	+ 19,912
Subfloor Adj	+ -2.43	Total RCN	= 282,988
Heat/Cool Adj	+ 12.64	Depreciation ( 34%)	- 96,216
Plumbing Adj	+ 7.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,772
Adj Base Cost	= 127.93	Lot Value	+ 66,946
Total Area	x 1,973	Indicated Value	= 253,718
Adjusted Cost	= 252,406	Value Per SqFt	128.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,772		
Lot Value	66,946		
Indicated Value	253,718	128.60	Per SqFt
Agland Value			
Site Improvements	31,707		
Total Value	285,425	144.67	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	13336		192	192	26.33		5,055



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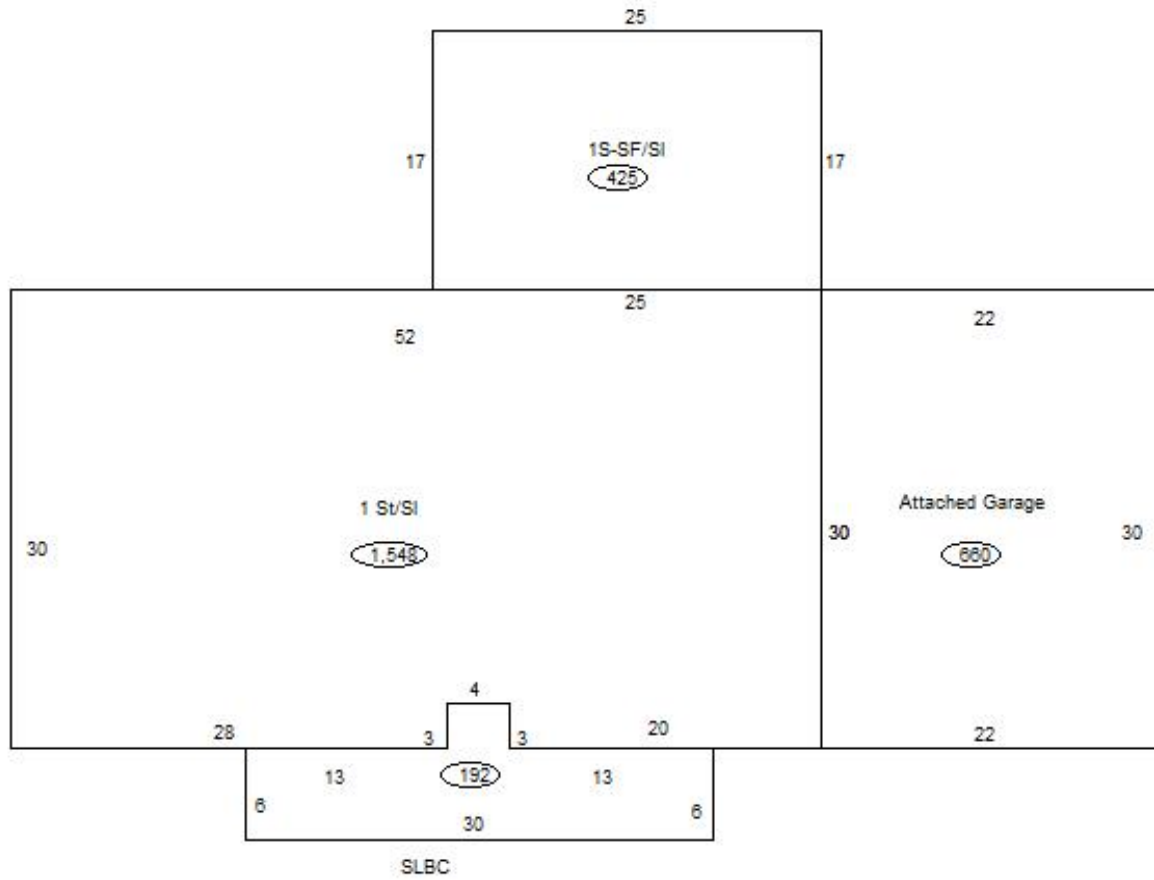
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### Sketch Image

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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/SI	1,548	1.000	1,548
2	G	1		13	Attached Garage	660	1.000	660
3	M	PRCH		13	SLBC	192	1.000	192
4	R	1	Slab	13	1S-SF/SI	425	1.000	425
<b>Total Building Area</b>						<b>1,973</b>		<b>1,973</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x40x10	Concrete	Composition Shingle	1,200
	Qual 3	Cond 2	Year 2024	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.24 x 1,200)		32,688	32,688	981		31,707