




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 660005586 Parcel ID 000000-00-0-10074-002-0007 Cadastral ID 06-21-16-05090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 297811 TORRES, CARMEN M ALVAREZ 2314 CORNERSTONE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 02314 CORNERSTONE AVE Subdivision CORNERSTONE ESTATES Lot/Block 0007 / 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_0054. 5/2/2023</p>				
Legal Description Lot/Long: 36.33248132 -95.63897561									
LOT 7 BLOCK 2 CORNERSTONE ESTATES					Building Permits				
					Number	Description	Opened	Closed	Amount
					3106	R4 - ROOM ADDITION	05/2003	02/2004	30,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1951/459	ANDINO-QUINONES, RAUL R &	04/28/2008	240,000	YES
					1381/559	DALVINE, LARRY A & JOAN E	05/30/2002	174,000	YES
					853/419	WILDMAN, WILLIAM J &	05/03/1991	95,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2009		Land Value	72,870	72,870	11%	8,016	Assessed	31,980
Year Frozen	0		Improvements	217,851	217,851		23,964	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0
TIF Project ID	0		Total Value	290,721	290,721		31,980	Total Taxable	31,980
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660005586	TORRES, CARMEN M ALVAREZ			17	286,265	0	31,489	2,911.00
2024	2024-660005586	MARTINEZ-FIRGUEROA, JOSE HILTON &			17	282,295	0	30,854	2,852.00
2023	2023-660005586	MARTINEZ-FIRGUEROA, JOSE HILTON &			17	267,137	0	29,385	2,692.00
2022	2022-660005586	MARTINEZ-FIRGUEROA, JOSE HILTON &			17	273,911	0	29,580	2,738.00
2021	2021-660005586	MARTINEZ-FIRGUEROA, JOSE HILTON &			17	256,107	0	28,172	2,488.00
2020	2020-660005586	MARTINEZ-FIRGUEROA, JOSE HILTON &			17	256,916	0	28,147	2,577.00
2019	2019-660005586	MARTINEZ, JOSE HILTON &			17	243,695	0	26,806	2,483.00
2018	2018-660005586	MARTINEZ, JOSE HILTON &			34	253,513	0	27,886	2,971.00
2017	2017-660005586	MARTINEZ, JOSE HILTON &			34	251,411	0	27,655	2,902.00
2016	2016-660005586	MARTINEZ, JOSE HILTON &			34	244,604	0	26,906	2,904.00
2015	2015-660005586	MARTINEZ, JOSE HILTON &			34	240,593	0	26,252	2,706.00
2014	2014-660005586	MARTINEZ, JOSE HILTON &			34	245,433	0	25,002	2,612.00
2013	2013-660005586	MARTINEZ, JOSE HILTON &			34	230,162	0	23,811	2,453.00



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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2881	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	56,110.00 x 1.30 = 72,870	
Factor Value		
Adjustments	1.0000	
Lot Value	72,870	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,466 / 2,830
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,466
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	782 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1986 / 29



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	310,843	109.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	379,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.06	Total Misc Impr	+	1,126			
Roofing Adj	+ 3.94	Garage Cost	+	23,296			
Subfloor Adj	+ -1.89	Total RCN	=	331,902			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	119,485			
Plumbing Adj	+ 6.90	Lump Sums	+	5,434			
Basement Adj	+ 0.00	RCNLD	=	217,851			
Adj Base Cost	= 108.65	Lot Value	+	72,870			
Total Area	x 2,830	Indicated Value	=	290,721			
Adjusted Cost	= 307,480	Value Per SqFt		102.73			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	217,851		
Lot Value	72,870		
Indicated Value	290,721	102.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	290,721	102.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13340	7x6		42	26.80		1,126
WODO	WOOD DECK - OPEN	13341	20x14		280	18.00	45%	2,772
WODO	WOOD DECK - OPEN	13342	392		392	16.98	60%	2,662



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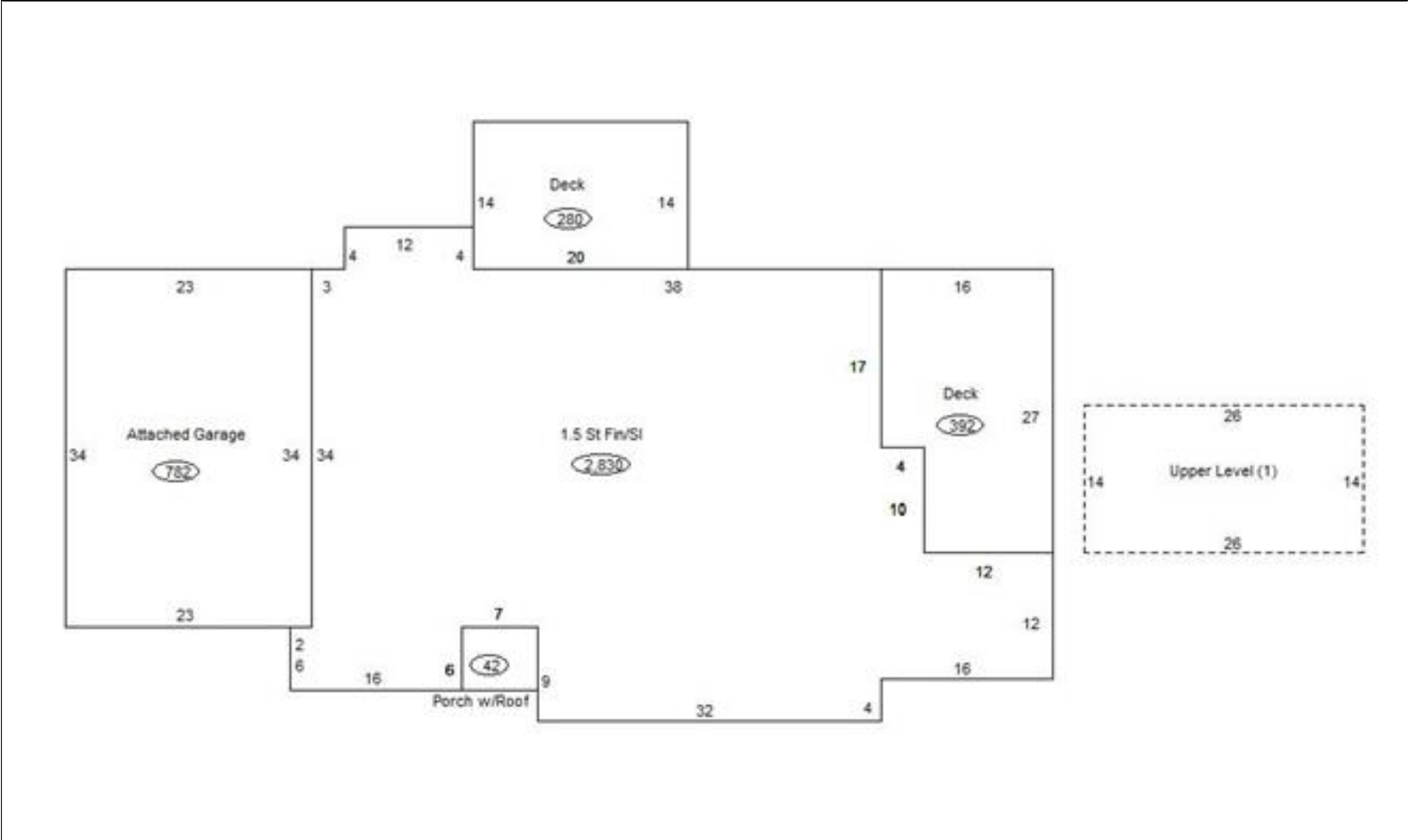
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,466	1.148	2,830
2	G	1		13	Attached Garage	782	1.000	782
3	M	PRCH		13	SLBC	42	1.000	42
4	M	WODO		13	WODO	280	1.000	280
5	M	WODO		13	WODO	392	1.000	392
6	U	^UL		13	Upper Level (1)	364	1.000	364
Total Building Area						2,466		2,830



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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)						