




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 660005588 Parcel ID 000000-00-0-10074-002-0009 Cadastral ID 06-21-16-05110 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 334355 OSBORN, WILLIAM & DAWN 2402 CORNERSTONE PL CLAREMORE OK 74017-2071 Parcel Location Situs 02402 CORNERSTONE PL Subdivision CORNERSTONE ESTATES Lot/Block 0009 / 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_0048. 5/2/2023</p>														
Legal Description Lot/Long: 36.33229361 -95.64113907																			
LOT 9 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	/	ADAMS, CLEO L	04/29/2024	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	86,763	36,879	11%	4,057	Assessed	21,570	1,993.72										
Year Frozen	0	Improvements	174,012	159,208		17,513	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	260,775	196,087		21,570	Total Taxable	20,570	1,901.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005588	OSBORN, WILLIAM & DAWN			17	255,235	1000	19,942	1,843.00										
2024	2024-660005588	OSBORN, WILLIAM & DAWN			17	227,004	0	20,331	1,879.00										
2023	2023-660005588	ADAMS, CLEO L			17	176,031	0	19,363	1,774.00										
2022	2022-660005588	ADAMS, CLEO L			17	178,767	0	19,664	1,820.00										
2021	2021-660005588	ADAMS, CLEO L			17	188,689	0	20,756	1,833.00										
2020	2020-660005588	ADAMS, CLEO L			17	185,659	0	20,422	1,870.00										
2019	2019-660005588	ADAMS, CLEO L			17	178,694	0	19,656	1,821.00										
2018	2018-660005588	ADAMS, CLEO L			34	188,395	0	20,723	2,208.00										
2017	2017-660005588	ADAMS, CLEO L			34	186,699	0	20,537	2,155.00										
2016	2016-660005588	ADAMS, CLEO L			34	182,077	0	20,028	2,162.00										
2015	2015-660005588	ADAMS, CLEO L			34	179,427	0	19,238	1,983.00										
2014	2014-660005588	ADAMS, CLEO L			34	182,106	0	18,322	1,915.00										
2013	2013-660005588	ADAMS, CLEO L			34	172,878	0	17,449	1,797.00										




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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.8197 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 79,265.00 x 1.09 = 86,763 Factor Value Adjustments 1.0000 Lot Value 86,763		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG_0048. 5/2/2023</p>

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	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,516 / 2,504
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,516
Fixture/RghIn	14 /
Bed/F/H Bath	6 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

Cost Approach				Manual : 01/2025			
Base Cost	86.51	Total Misc Impr	+ 14,685				
Roofing Adj	+ 2.94	Garage Cost	+ 0				
Subfloor Adj	+ -1.40	Total RCN	= 286,344				
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 117,401				
Plumbing Adj	+ 7.80	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 168,943				
Adj Base Cost	= 108.49	Lot Value	+ 86,763				
Total Area	x 2,504	Indicated Value	= 255,706				
Adjusted Cost	= 271,659	Value Per SqFt	102.12				

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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	218,052	87.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	306,300		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,943		
Lot Value	86,763		
Indicated Value	255,706	102.12	Per SqFt
Agland Value			
Site Improvements	5,069		
Total Value	260,775	104.14	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
PATO	SLAB PORCH - OPEN	13349	28x4		112	11.37		1,273
PRCH	SLAB PORCH - COVERED	13350	20x15		300	25.99		7,797



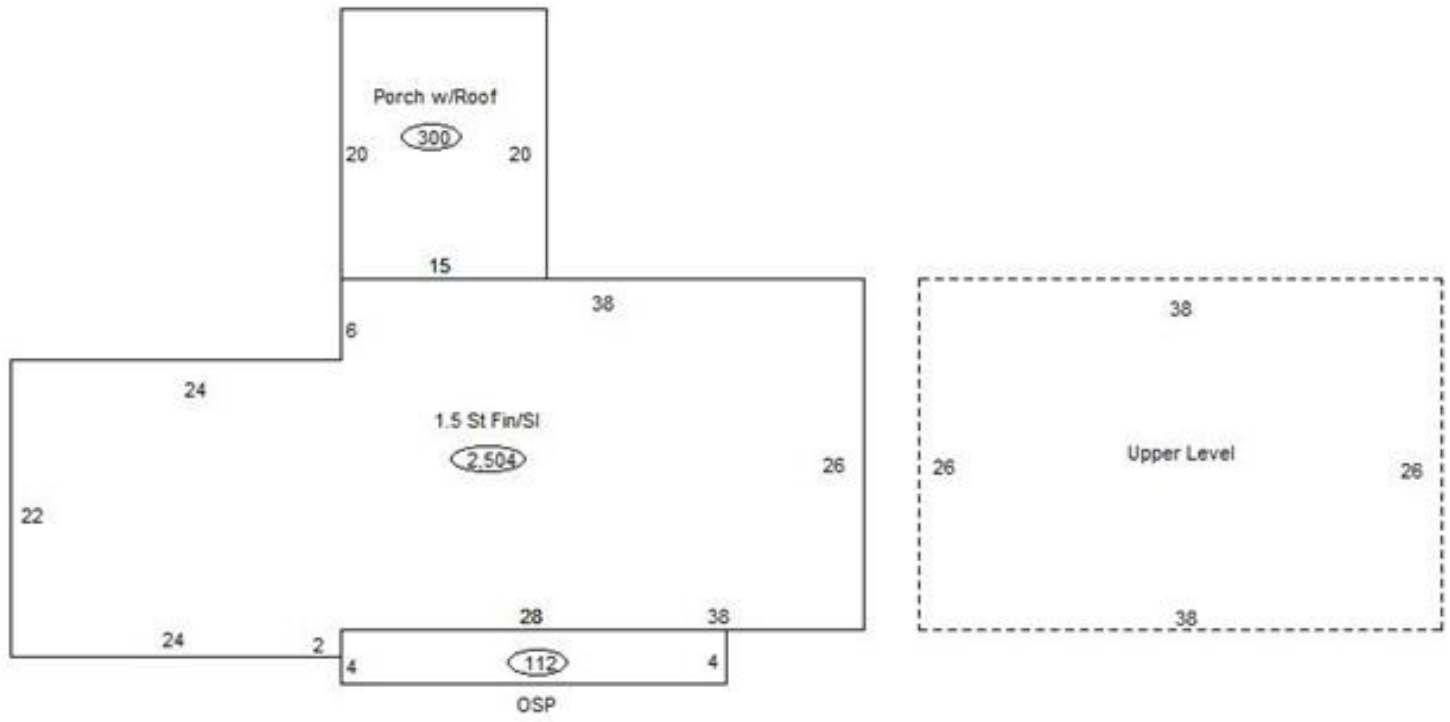
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Sketch Image

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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/SI	1,516	1.652	2,504
2	M	PATO		13	Open Slab	112	1.000	112
3	M	PRCH		13	SLBC	300	1.000	300
4	U	^UL	Overhang	13	Upper Level	988	1.000	988
Total Building Area						1,516		2,504



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (16.00 x 576)		9,216		9,216	4,147	5,069