



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 660006238 Parcel ID 000000-00-0-10475-017-0013 Cadastral ID 07-21-16-05730 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 336838 CURRY, COLTON NIKOLAS 620 ROSEWOOD CIR CLAREMORE OK 74017-0000 Parcel Location Situs 00620 ROSEWOOD CIR Subdivision WESTWOOD ESTATES II Lot/Block 0013 / 0017 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">05/05/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-5\IMG_0017. 5/5/2023</p>														
Legal Description Lat/Long: 36.30786226 -95.63962225																			
LOT 13 BLOCK 17 WESTWOOD ESTATES II					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	/	STATHAM, JEREMY	12/03/2021	197,500	YES										
					/	FERNANDEZ, TIMOTHY F &	06/29/2020	154,000	YES										
					907/34	TRANSAMERICA FINANCIAL	02/23/1993	65,840	No										
					891/716	KIEFFER, GEORGE A	08/31/1992	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022		Land Value 76,126	76,126	11%	8,374	Assessed	22,044	2,037.53										
Year Frozen	0		Improvements 124,274	124,274		13,670	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 200,400	200,400		22,044	Total Taxable	21,044	1,945.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006238	CURRY, COLTON NIKOLAS			17	196,487	1000	20,516	1,896.00										
2024	2024-660006238	CURRY, COLTON NIKOLAS			17	189,897	1000	19,889	1,838.00										
2023	2023-660006238	CURRY, COLTON NIKOLAS			17	197,500	1000	20,725	1,898.00										
2022	2022-660006238	CURRY, COLTON NIKOLAS			17	197,500	1000	20,725	1,919.00										
2021	2021-660006238	STATHAM, JEREMY			17	156,184	0	17,180	1,517.00										
2020	2020-660006238	STATHAM, JEREMY			17	145,455	0	16,000	1,465.00										
2019	2019-660006238	FERNANDEZ, TIMOTHY F &			17	140,786	0	15,486	1,434.00										
2018	2018-660006238	FERNANDEZ, TIMOTHY F &			17	145,151	0	15,967	1,475.00										
2017	2017-660006238	FERNANDEZ, TIMOTHY F &			17	143,916	0	15,831	1,454.00										
2016	2016-660006238	FERNANDEZ, TIMOTHY F &			17	140,097	0	15,411	1,446.00										
2015	2015-660006238	FERNANDEZ, TIMOTHY F &			17	136,580	0	15,024	1,355.00										
2014	2014-660006238	FERNANDEZ, TIMOTHY F &			17	137,656	0	14,707	1,364.00										
2013	2013-660006238	FERNANDEZ, TIMOTHY F &			17	129,572	0	14,007	1,282.00										




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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 21148 Non-Ag Acres 0.3369 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 14,675.00 x 4.15 = 60,901 Factor Value Adjustments 1.2500 Lot Value 76,126		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-5\IMG_0017. 5/5/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	578 / 1,847
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	578
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	597 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

Cost Approach				Manual : 01/2025			
Base Cost	88.24	Total Misc Impr	+ 5,615				
Roofing Adj	+ 1.86	Garage Cost	+ 18,262				
Subfloor Adj	+ -0.88	Total RCN	= 223,501				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 100,575				
Plumbing Adj	+ 6.22	Lump Sums	+ 1,348				
Basement Adj	+ 0.00	RCNLD	= 124,274				
Adj Base Cost	= 108.08	Lot Value	+ 76,126				
Total Area	x 1,847	Indicated Value	= 200,400				
Adjusted Cost	= 199,624	Value Per SqFt	108.50				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	211,426	114.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	226,520		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,274		
Lot Value	76,126		
Indicated Value	200,400	108.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	200,400	108.50	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
BALW	BALCONY - WOOD	15086	8x6		48	28.08		1,348



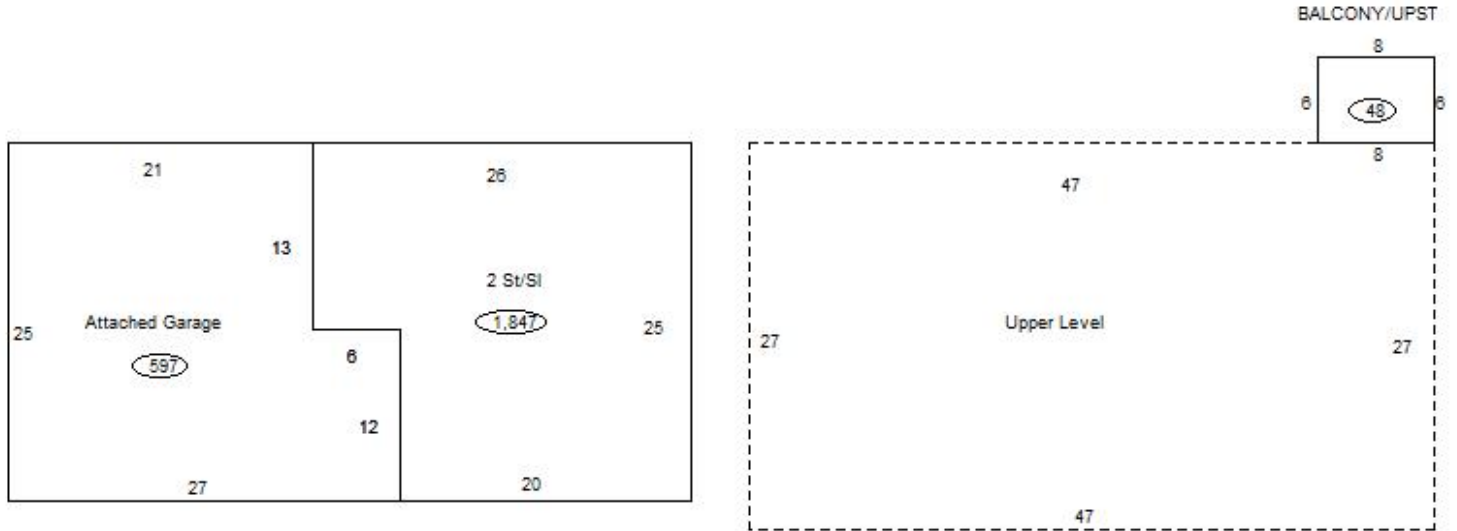
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	578	3.196	1,847
2	G	1		13	Attached Garage	597	1.000	597
3	U	^UL	Overhang	13	Upper Level	1,269	1.000	1,269
4	M	BALW		13	Balcony	48	1.000	48
Total Building Area						578		1,847