



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660015085 <b>Parcel ID</b> 000000-00-0-10010-143-0008 <b>Cadastral ID</b> 16-21-16-01340 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 264188 STEWARD, JOHN R JR & SHIRLEY A  18101 OAKLAWN DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00327 S WEWOKA AVE <b>Subdivision</b> CLAREMORE O T <b>Lot/Block</b> 0008 / 0143 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-14\IMG_000! 8/14/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.30615659 -95.60854691																																																						
LOTS 7 & 8 BLOCK 143 CLAREMORE O T					<b>Building Permits</b> <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																																																		
<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1039/746	OMSTEAD, LOU ANN	08/15/1996	74,500	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 46,470</td> <td>44,167</td> <td>11%</td> <td>4,858</td> <td>Assessed</td> <td>20,228</td> <td>1,869.67</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 147,095</td> <td>139,727</td> <td> </td> <td>15,370</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 193,565</td> <td>183,894</td> <td> </td> <td>20,228</td> <td>Total Taxable</td> <td>20,228</td> <td>1,870.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 46,470	44,167	11%	4,858	Assessed	20,228	1,869.67	Year Frozen	0	Improvements 147,095	139,727		15,370	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 193,565	183,894		20,228	Total Taxable	20,228	1,870.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																														
Remove Cap	0	Land Value 46,470	44,167	11%	4,858	Assessed	20,228	1,869.67																																														
Year Frozen	0	Improvements 147,095	139,727		15,370	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 193,565	183,894		20,228	Total Taxable	20,228	1,870.00																																														
<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	189,493	0	19,265	1,781.00																																															
2024	2024-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	197,107	0	18,348	1,696.00																																															
2023	2023-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	184,545	0	17,474	1,601.00																																															
2022	2022-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	165,540	0	16,642	1,541.00																																															
2021	2021-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	144,089	0	15,850	1,400.00																																															
2020	2020-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	139,420	0	15,233	1,395.00																																															
2019	2019-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	131,888	0	14,508	1,344.00																																															
2018	2018-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	143,515	0	14,526	1,342.00																																															
2017	2017-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	142,401	0	13,835	1,271.00																																															
2016	2016-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	138,809	0	13,176	1,237.00																																															
2015	2015-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	128,693	0	12,549	1,132.00																																															
2014	2014-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	132,986	0	11,951	1,108.00																																															
2013	2013-660015085	STEWARD, JOHN R JR & SHIRLEY A	17	130,784	0	11,383	1,042.00																																															



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## Assessment Property Record Card for Tax Year 2026

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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 26753 <b>Non-Ag Acres</b> 0.6166 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 26,859.00 x 1.73 = 46,470 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 46,470		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	1.5 - Low
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Frame, Siding, Wood 5% Veneer, Masonry
<b>Base/Total Area</b>	980 / 980
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	980
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	242 Attached Garage - Unfinished 1 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1955 / 53

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	63,259 64.55 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	118,640 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	90.55	<b>Total Misc Impr</b>	+	972	
<b>Roofing Adj</b>	+ 4.16	<b>Garage Cost</b>	+	6,723	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	115,015	
<b>Heat/Cool Adj</b>	+ 9.89	<b>Depreciation ( 61%)</b>	-	70,159	
<b>Plumbing Adj</b>	+ 4.91	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	44,856	
<b>Adj Base Cost</b>	= 109.51	<b>Lot Value</b>	+	46,470	
<b>Total Area</b>	x 980	<b>Indicated Value</b>	=	91,326	
<b>Adjusted Cost</b>	= 107,320	<b>Value Per SqFt</b>		93.19	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	44,856		
<b>Lot Value</b>	46,470		
<b>Indicated Value</b>	91,326	93.19	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	91,326	93.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36244	8x5		40	20.43		817
PATO	SLAB PORCH - OPEN	143151	4x4		16	9.69		155



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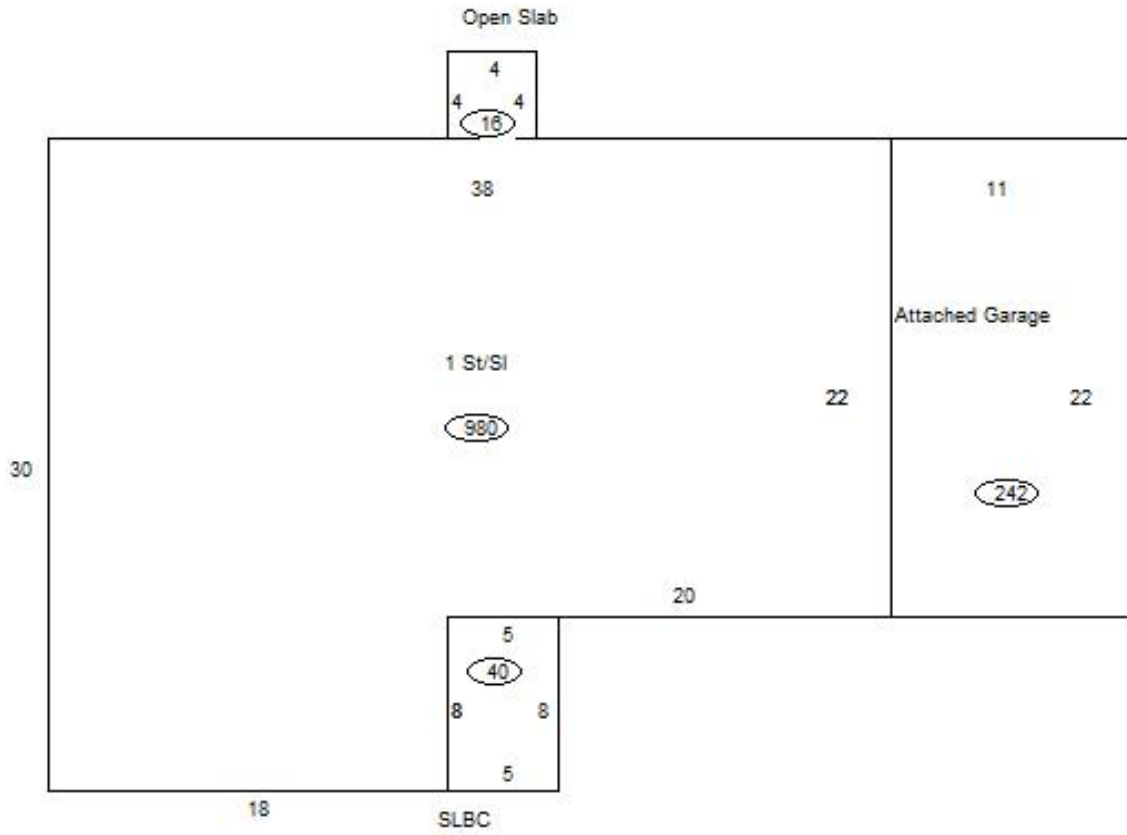
## Assessment Property Record Card for Tax Year 2026

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### Sketch Image

660015085



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	980	1.000	980
2	G	1		10	Attached Garage	242	1.000	242
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PATO		10	Open Slab	16	1.000	16
<b>Total Building Area</b>						980		980



# Rogers

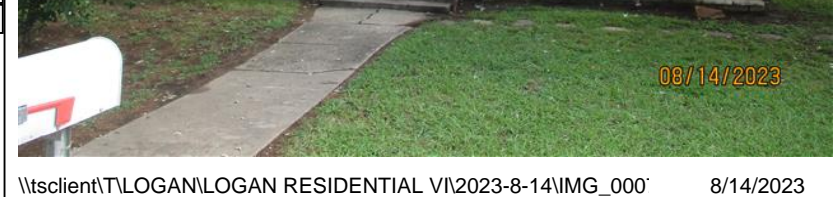
## Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	1 - Low
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,025 / 1,025
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	280 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1946 / 60



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	49,062	47.87	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	70,360		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	86.21	<b>Total Misc Impr</b>	+	1,462	
<b>Roofing Adj</b>	+ 4.11	<b>Garage Cost</b>	+	7,098	
<b>Subfloor Adj</b>	+ 2.64	<b>Total RCN</b>	=	118,174	
<b>Heat/Cool Adj</b>	+ 9.48	<b>Depreciation ( 67%)</b>	-	79,177	
<b>Plumbing Adj</b>	+ 4.50	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	38,997	
<b>Adj Base Cost</b>	= 106.94	<b>Lot Value</b>	+		
<b>Total Area</b>	x 1,025	<b>Indicated Value</b>	=	38,997	
<b>Adjusted Cost</b>	= 109,614	<b>Value Per SqFt</b>		38.05	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	38,997		
<b>Lot Value</b>			
<b>Indicated Value</b>	38,997	38.05	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	38,997	38.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36247	13x5		65	18.24		1,186
PRCH	SLAB PORCH - COVERED	143152	5x3		15	18.38		276



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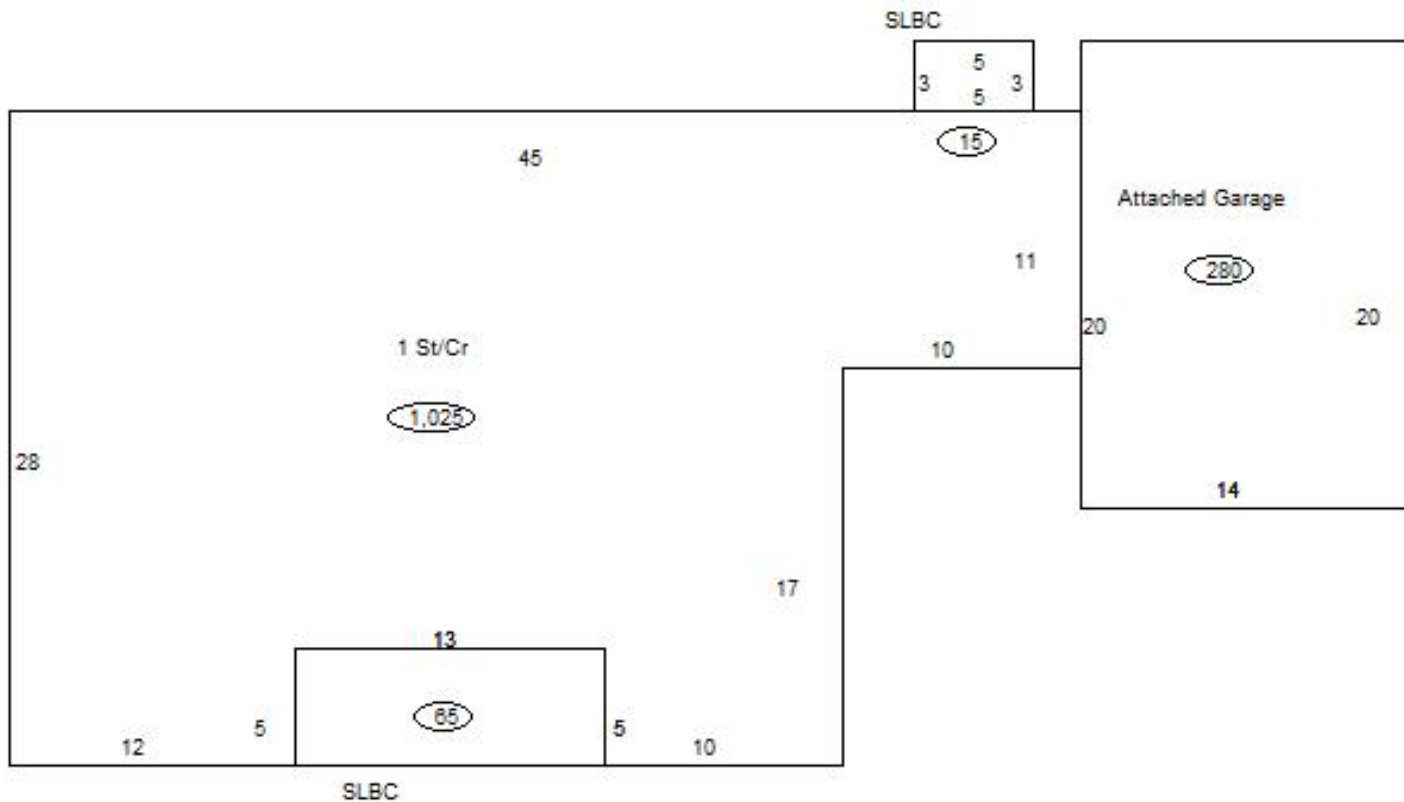
## Assessment Property Record Card for Tax Year 2026

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### Sketch Image

660015085



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,025	1.000	1,025
2	G	1		10	Attached Garage	280	1.000	280
3	M	PRCH		10	SLBC	65	1.000	65
4	M	PRCH		10	SLBC	15	1.000	15
<b>Total Building Area</b>						1,025		1,025



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## Assessment Property Record Card for Tax Year 2026

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Lot Data		Primary Image						
Lot Size	-	<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-14\IMG_0001 8/14/2023</p>						
Lot Count								
Units Buildable	1							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	1 Single Family Residence							
Condition	2 - Fair							
Quality	1 - Low							
Architecture	R3 Res Nbhd 3							
Style	100% Two Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	638 / 1,276							
Style	100% Two Story							
HVAC	100% Floor Furnace							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	8 /							
Bed/F/H Bath	2 / 2.0 /							
Basement Area								
Garage Type	396 Carport - Gable Roof							
Remodel								
Year/Eff Age	1948 / 78							
Cost Approach		Manual : 01/2025						
Base Cost	65.77	Total Misc Impr	+ 660					
Roofing Adj	+ 2.18	Garage Cost	+ 2,194					
Subfloor Adj	+ 1.39	Total RCN	= 101,910					
Heat/Cool Adj	+ 1.52	Depreciation ( 80%)	- 81,528					
Plumbing Adj	+ 6.77	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 20,382					
Adj Base Cost	= 77.63	Lot Value	+ 20,382					
Total Area	x 1,276	Indicated Value	= 20,382					
Adjusted Cost	= 99,056	Value Per SqFt	15.97					
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	20,382							
Lot Value								
Indicated Value	20,382	15.97	Per SqFt					
Agland Value								
Site Improvements								
Total Value	20,382	15.97	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143153	6x6		36	18.32		660



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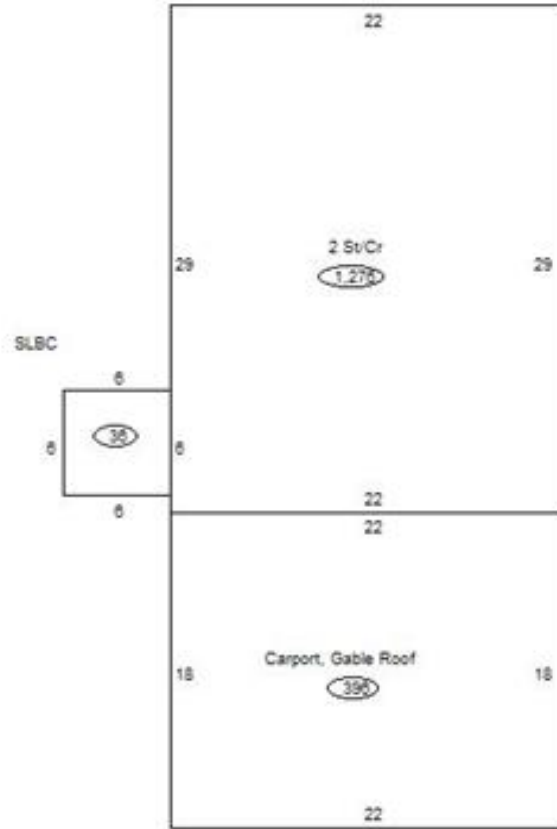
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	10	2 St/Cr	638	2.000	1,276
2	G	3		10	Carport, Gable Roof	396	1.000	396
3	M	PRCH		10	SLBC	36	1.000	36
<b>Total Building Area</b>						638		1,276



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## Assessment Property Record Card for Tax Year 2026

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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable	1		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-14\IMG_0001 8/14/2023</p>	
Adjustments		<b>GRM Approach</b>	
Lot Value		<p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>	
<b>Residential Data</b>		<b>Multiple Regression</b>	
Type	1 Single Family Residence	<p>MRA Code 1 Test</p> <p>Adusted R 0.8445</p> <p>Indicated Value 8,871 30.80 Per SqFt</p>	
Condition	2 - Fair	<b>Direct Comparables</b>	
Quality	1 - Low	<p>Selection Model A Adam Test</p> <p>Adjustment Model 1 2022 Residential</p> <p>Comparables</p> <p>Indicated Value</p>	
Architecture	R3 Res Nbhd 3	<b>Value Reconciliation</b>	
Style	100% One Story	<p>Selected Approach Cost Approach</p> <p>Improvements 7,433</p> <p>Lot Value 7,433 25.81 Per SqFt</p> <p>Agland Value</p> <p>Site Improvements</p> <p>Total Value 7,433 25.81 Total Value Per SqFt</p>	
Exterior Wall	100% Frame, Siding, Wood		
Base/Total Area	288 / 288		
Style	100% One Story		
HVAC	100% Floor Furnace		
Roof Cover	1 Composition Shingle		
Area on Slab	0		
Fixture/RghIn	4 /		
Bed/F/H Bath	1 / 1.0 /		
Basement Area			
Garage Type			
Remodel			
Year/Eff Age	1950 / 76		
<b>Cost Approach</b>			
<b>Manual : 01/2025</b>			
Base Cost	91.83	Total Misc Impr	+ 0
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 2.77	Total RCN	= 33,552
Heat/Cool Adj	+ 1.52	Depreciation ( 80%)	- 26,842
Plumbing Adj	+ 16.01	Lump Sums	+ 723
Basement Adj	+ 0.00	RCNLD	= 7,433
Adj Base Cost	= 116.50	Lot Value	+ 7,433
Total Area	x 288	Indicated Value	= 7,433
Adjusted Cost	= 33,552	Value Per SqFt	25.81

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	143158	6x4		24	43.05	30%	723



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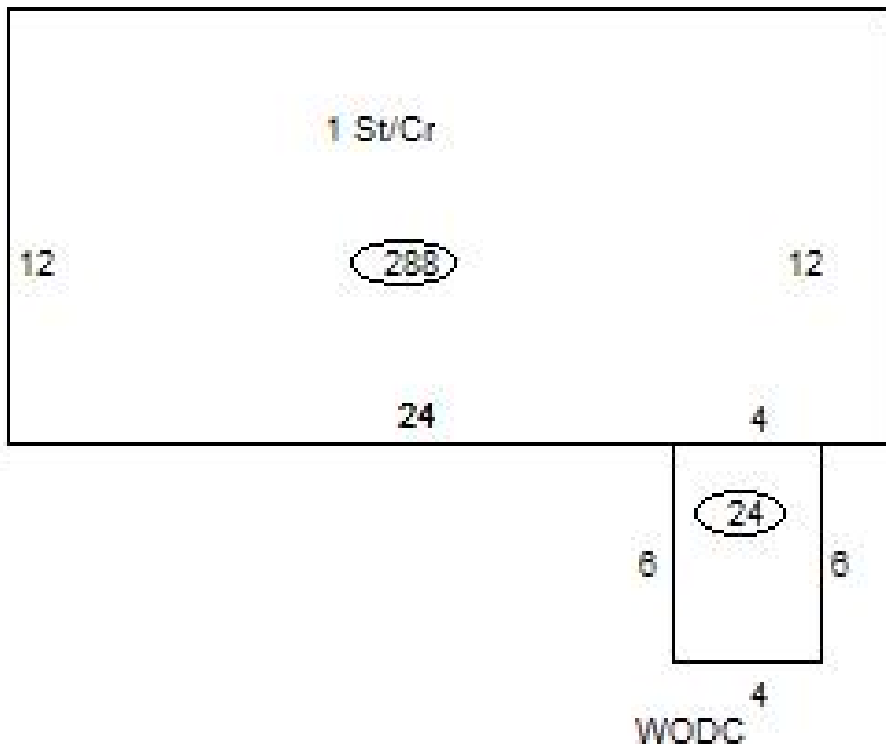
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	288	1.000	288
2	M	WODC		10	WODC	24	1.000	24
<b>Total Building Area</b>						288		288



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable	1							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-14\IMG_000! 8/14/2023						
Residential Data		GRM Approach						
Type	1 Single Family Residence	GRM Code						
Condition	3 - Average	Gross Rent	0.00					
Quality	1 - Low	Indicated Value						
Architecture	R3 Res Nbhd 3	Multiple Regression						
Style	100% One Story	MRA Code	1 Test					
Exterior Wall	100% Frame, Siding, Wood	Adusted R	0.8445					
Base/Total Area	908 / 908	Indicated Value	24,085 26.53 Per SqFt					
Style	100% One Story	Direct Comparables						
HVAC	100% Warmed & Cooled Air	Selection Model	A Adam Test					
Roof Cover	1 Composition Shingle	Adjustment Model	1 2022 Residential					
Area on Slab	0	Comparables	8					
Fixture/RghIn	4 /	Indicated Value	59,550 Per SqFt					
Bed/F/H Bath	2 / 1.0 /	Value Reconciliation						
Basement Area		Selected Approach	Cost Approach					
Garage Type		Improvements	35,427					
Remodel		Lot Value						
Year/Eff Age	1950 / 57	Indicated Value	35,427 39.02 Per SqFt					
		Agland Value						
		Site Improvements						
		Total Value	35,427 39.02 Total Value Per SqFt					
Cost Approach		Manual : 01/2025						
Base Cost	89.39	Total Misc Impr	+ 550					
Roofing Adj	+ 4.25	Garage Cost	+ 550					
Subfloor Adj	+ 2.67	Total RCN	= 101,220					
Heat/Cool Adj	+ 9.48	Depreciation ( 65%)	- 65,793					
Plumbing Adj	+ 5.08	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 35,427					
Adj Base Cost	= 110.87	Lot Value	+ 35,427					
Total Area	x 908	Indicated Value	= 35,427					
Adjusted Cost	= 100,670	Value Per SqFt	39.02					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36251	6x5		30	18.34		550



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

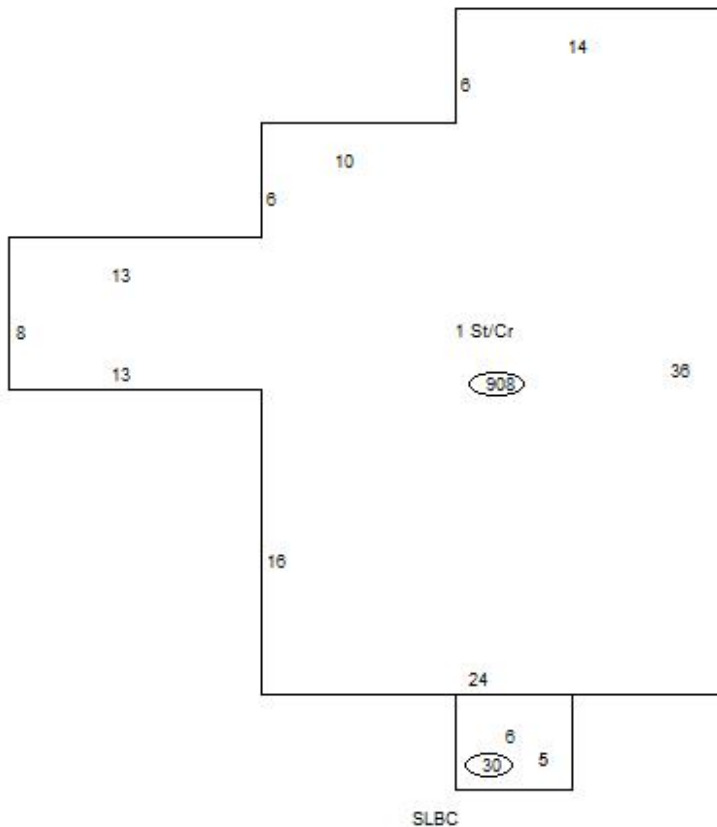
Date 04/16/2026

Time 23:48:46

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### Sketch Image

660015085



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	30	1.000	30
2	R	1	Crawl	10	1 St/Cr	908	1.000	908
<b>Total Building Area</b>						908		908



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			104
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 104)		487		487		487