



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	660016225								
Parcel ID	000000-00-0-10465-002-0004								
Cadastral ID	17-21-16-02770								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	271254								
STEVENSON, CAROLYN J									
817 COWELL ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00817 COWELL ST								
Subdivision	WALNUT PARK III								
Lot/Block	0004 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	17 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29809812 -95.61954609									
Building Permits									
LOT 4 BLOCK 2 WALNUT PARK III									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1171/525	CHUMLEY & ASSOCIATES, INC	05/06/1999	67,500	Yes
					1147/546	BASLER, J D & ASSOCIATES-INC	12/17/1998	39,000	No
					909/713	FIRST FEDERAL SAVINGS	03/25/1993	367,500	No
					822/64			0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2000	Land Value	41,514	14,703	11%	Assessed	11,670	1,078.66	
Year Frozen	0	Improvements	110,895	91,389		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-93.00	
TIF Project ID	0	Total Value	152,409	106,092		Total Taxable	10,670	986.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016225	STEVENSON, CAROLYN J	17	148,333	1000	10,330	955.00		
2024	2024-660016225	STEVENSON, CAROLYN J	17	152,699	1000	10,000	924.00		
2023	2023-660016225	STEVENSON, CAROLYN J	17	126,506	1000	9,680	887.00		
2022	2022-660016225	STEVENSON, CAROLYN J	17	104,492	1000	9,369	867.00		
2021	2021-660016225	STEVENSON, CAROLYN J	17	94,803	1000	9,067	801.00		
2020	2020-660016225	STEVENSON, CAROLYN J	17	93,211	1000	8,774	803.00		
2019	2019-660016225	STEVENSON, CAROLYN J	17	86,266	1000	8,489	786.00		
2018	2018-660016225	STEVENSON, CAROLYN J	17	88,813	1000	8,759	809.00		
2017	2017-660016225	STEVENSON, CAROLYN J	17	88,049	1000	8,475	778.00		
2016	2016-660016225	STEVENSON, CAROLYN J	17	85,728	1000	8,199	770.00		
2015	2015-660016225	STEVENSON, CAROLYN J	17	83,781	1000	7,931	715.00		
2014	2014-660016225	STEVENSON, CAROLYN J	17	84,472	1000	7,671	711.00		
2013	2013-660016225	STEVENSON, CAROLYN J	17	79,529	1000	7,419	679.00		



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1733	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,548.00 x 5.50 = 41,514	
Factor Value		
Adjustments	1.0000	
Lot Value	41,514	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,118 / 1,118
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,118
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	220 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



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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	121,687	108.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	130,060		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.75	Total Misc Impr	+	3,189			
Roofing Adj	+ 4.38	Garage Cost	+	6,567			
Subfloor Adj	+ 0.00	Total RCN	=	148,086			
Heat/Cool Adj	+ 10.30	Depreciation (27%)	-	39,983			
Plumbing Adj	+ 11.30	Lump Sums	+	2,792			
Basement Adj	+ 0.00	RCNLD	=	110,895			
Adj Base Cost	= 123.73	Lot Value	+	41,514			
Total Area	x 1,118	Indicated Value	=	152,409			
Adjusted Cost	= 138,330	Value Per SqFt		136.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	110,895		
Lot Value	41,514		
Indicated Value	152,409	136.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	152,409	136.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39131	80		80	21.04		1,683
EPSW	ENCLOSED PORCH - SOLID WALL	39132	9x3		27	55.76		1,506
WODO	WOOD DECK - OPEN	141920	12x10		120	23.27		2,792



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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 (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						