



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 660016735 Parcel ID 000000-00-0-10190-001-0048 Cadastral ID 18-21-16-02220 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 74014 STEARNES, RONALD L & PHYLLIS A REVOCABLE TRUST 759 CHRISTMAS LN CLAREMORE OK 74017-0000 Parcel Location Situs 00759 CHRISTMAS LN Subdivision HOLIDAY HILLS Lot/Block 0048 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 16 / 5 Neighborhood 1170 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-11\IMG_001! 9/11/2023</p>				
Legal Description Lat/Long: 36.30128330 -95.63783448									
E 305' OF TR 48 BLOCK 1 HOLIDAY HILLS					Building Permits				
					Number	Description	Opened	Closed	Amount
					4232	R14-NEW 1200 DETACH GARAGE	01/2013	03/2013	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	0	Land Value	72,632	26,903	11%	2,959	Assessed	15,917	1,471.21
Year Frozen	0	Improvements	146,403	117,798		12,958	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	219,035	144,701		15,917	Total Taxable	14,917	1,379.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660016735	STEARNES, RONALD L & PHYLLIS A			17	213,622	1000	14,454	1,336.00
2024	2024-660016735	STEARNES, RONALD L & PHYLLIS A			17	213,513	1000	14,003	1,294.00
2023	2023-660016735	STEARNES, RONALD L			17	176,919	1000	13,566	1,243.00
2022	2022-660016735	STEARNES, RONALD L			17	158,245	1000	13,143	1,217.00
2021	2021-660016735	STEARNES, RONALD L			17	162,637	1000	12,731	1,124.00
2020	2020-660016735	STEARNES, RONALD L			17	158,022	1000	12,331	1,129.00
2019	2019-660016735	STEARNES, RONALD L			17	151,761	1000	11,943	1,106.00
2018	2018-660016735	STEARNES, RONALD L			17	159,829	1000	11,566	1,069.00
2017	2017-660016735	STEARNES, RONALD L			17	157,640	1000	11,200	1,029.00
2016	2016-660016735	STEARNES, RONALD L			17	154,559	1000	10,844	1,018.00
2015	2015-660016735	STEARNES, RONALD L			17	153,097	1000	10,500	947.00
2014	2014-660016735	STEARNES, RONALD L			17	155,917	1000	10,164	943.00
2013	2013-660016735	STEARNES, RONALD L			17	121,520	1000	9,839	900.00



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1803	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,414.00 x 1.41 = 72,632	
Factor Value		
Adjustments	1.0000	
Lot Value	72,632	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,587 / 1,587
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,587
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	450 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

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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	186,329	117.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	212,490 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.18	Total Misc Impr	+	20,517	
Roofing Adj	+ 4.37	Garage Cost	+	12,695	
Subfloor Adj	+ -1.15	Total RCN	=	230,698	
Heat/Cool Adj	+ 11.47	Depreciation (50%)	-	115,349	
Plumbing Adj	+ 6.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	115,349	
Adj Base Cost	= 124.44	Lot Value	+	72,632	
Total Area	x 1,587	Indicated Value	=	187,981	
Adjusted Cost	= 197,486	Value Per SqFt		118.45	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,349		
Lot Value	72,632		
Indicated Value	187,981	118.45	Per SqFt
Agland Value			
Site Improvements	31,054		
Total Value	219,035	138.02	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40170	14x4		56	24.09		1,349
EPSW	ENCLOSED PORCH - SOLID WALL	40171	228		228	61.72		14,072



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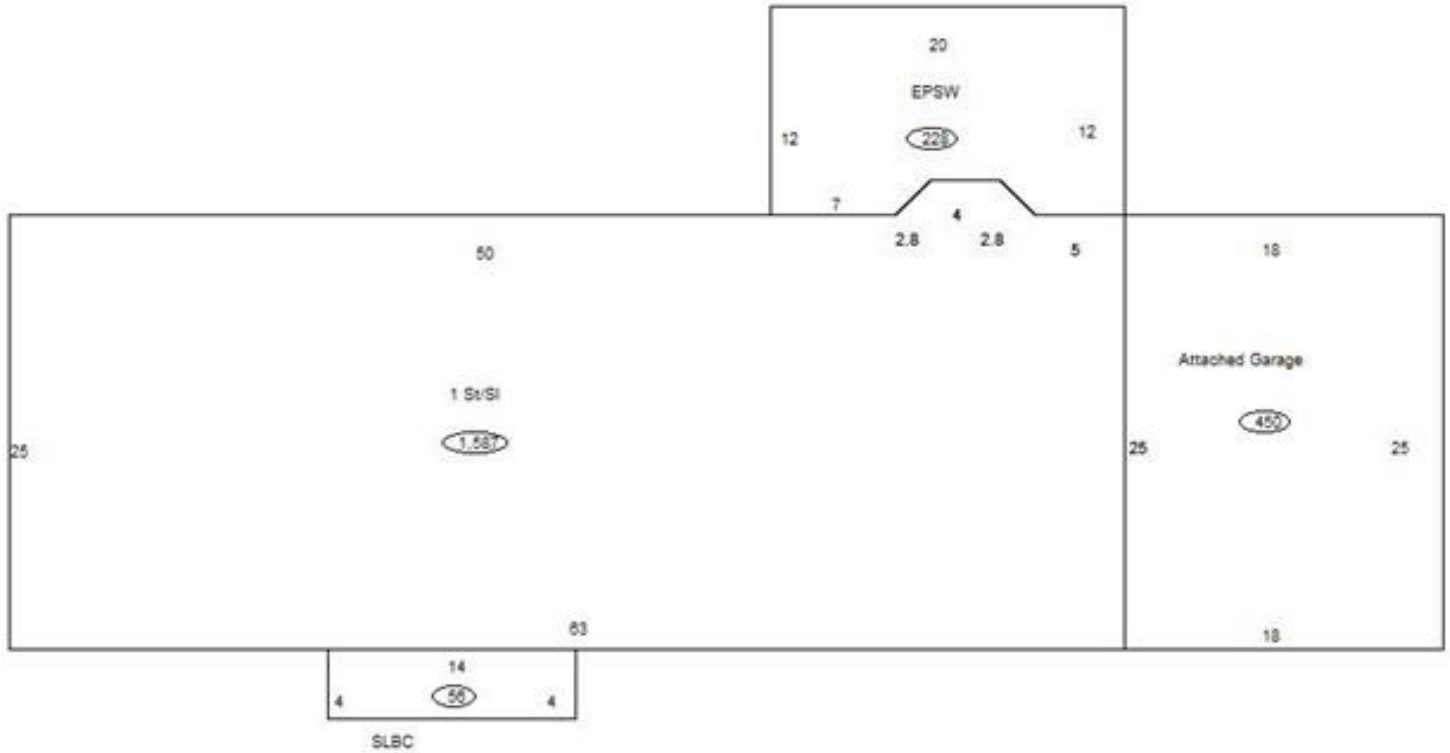
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,587	1.000	1,587
2	G	1		10	Attached Garage	450	1.000	450
3	M	PRCH		10	SLBC	56	1.000	56
4	M	EPSW		10	EPSW	228	1.000	228
Total Building Area						1,587		1,587



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	40x30x0			1,200
	Qual 3	Cond	Year 2013	Eff Age		
	Valuation Summary Base Cost (27.24 x 1,200) 32,688		Modifier Total	RCN 32,688	Depr (5% Phys/ % Func) 1,634	RCNLD 31,054
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD