



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	660018273				<p>\\tsclient\A\TOMMY DUNLAP\New folder (269)\IMG_0028.JPG 9/14/2023</p>									
Parcel ID	000000-00-0-10400-002-0015													
Cadastral ID	20-21-16-03390													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	295020													
STEWART,JOHNNY C &														
BARBARA J														
1704 S MUSKOGEE PL														
CLAREMORE OK 74019-0000														
Parcel Location														
Situs	01704 S MUSKOGEE PL													
Subdivision	SOUTH POINTE													
Lot/Block	0015 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 21 / 16 / 5													
Neighborhood	1166 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lat/Long: 36.29225757 -95.61520532														
LOT 15 BLOCK 2 SOUTH POINTE														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1867/709	HOUSING AUTHORITY OF	04/18/2007	0	1										
961/292		05/26/1994	323,000	No										
909/713	FIRST FEDERAL SAVINGS	03/25/1993	367,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2008	Land Value	37,410	19,790	11%	2,177	Assessed	13,149 1,215.36						
Year Frozen	0	Improvements	106,232	99,749		10,972	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00						
TIF Project ID	0	Total Value	143,642	119,539		13,149	Total Taxable	12,149 1,123.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018273	STEWART,JOHNNY C &	17	143,162	1000	11,767	1,088.00							
2024	2024-660018273	STEWART,JOHNNY C &	17	131,434	1000	11,395	1,053.00							
2023	2023-660018273	STEWART,JOHNNY C &	17	109,397	1000	11,034	1,011.00							
2022	2022-660018273	STEWART,JOHNNY C &	17	109,449	1000	10,771	997.00							
2021	2021-660018273	STEWART,JOHNNY C &	17	103,897	1000	10,429	921.00							
2020	2020-660018273	STEWART,JOHNNY C &	17	102,230	1000	10,245	938.00							
2019	2019-660018273	STEWART,JOHNNY C &	17	101,803	1000	10,198	945.00							
2018	2018-660018273	STEWART,JOHNNY C &	17	104,978	0	11,548	1,067.00							
2017	2017-660018273	STEWART,JOHNNY C &	17	104,091	0	11,450	1,052.00							
2016	2016-660018273	STEWART,JOHNNY C &	17	101,460	0	11,161	1,048.00							
2015	2015-660018273	STEWART,JOHNNY C &	17	98,329	0	10,816	975.00							
2014	2014-660018273	STEWART,JOHNNY C &	17	99,108	0	10,895	1,010.00							
2013	2013-660018273	STEWART,JOHNNY C &	17	94,329	0	10,376	949.00							



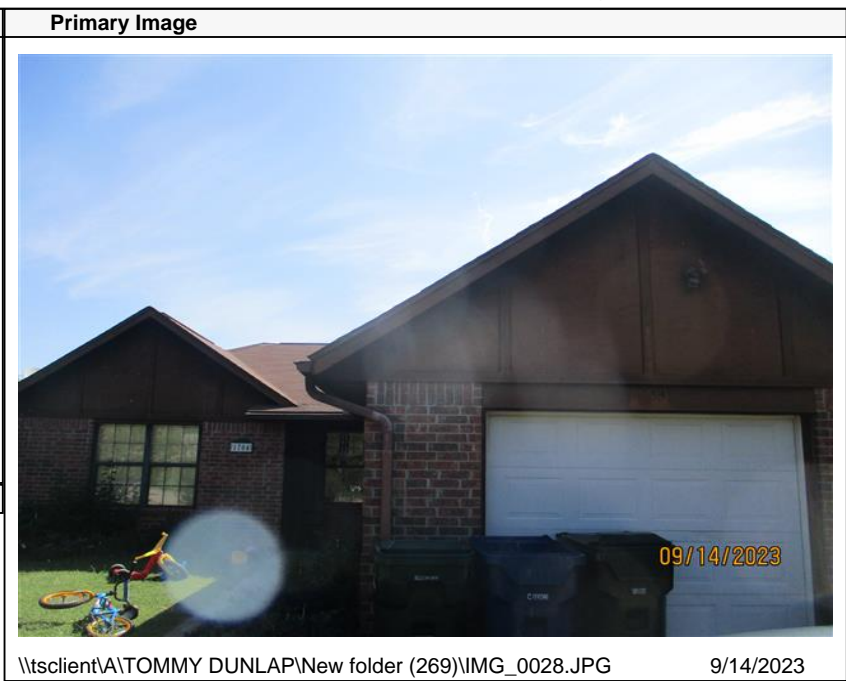
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1431		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	6,235.00 x 6.00 = 37,410		
Factor Value			
Adjustments	1.0000		
Lot Value	37,410		



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,296
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	300 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	135,138	104.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	128,230		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.70	Total Misc Impr	+	1,417	
Roofing Adj	+ 4.10	Garage Cost	+	8,106	
Subfloor Adj	+ 0.00	Total RCN	=	171,342	
Heat/Cool Adj	+ 10.30	Depreciation (38%)	-	65,110	
Plumbing Adj	+ 9.76	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	106,232	
Adj Base Cost	= 124.86	Lot Value	+	37,410	
Total Area	x 1,296	Indicated Value	=	143,642	
Adjusted Cost	= 161,819	Value Per SqFt		110.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,232		
Lot Value	37,410		
Indicated Value	143,642	110.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	143,642	110.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44141	6x6		36	21.18		762
PATO	SLAB PORCH - OPEN	44142	16x4		64	10.24		655



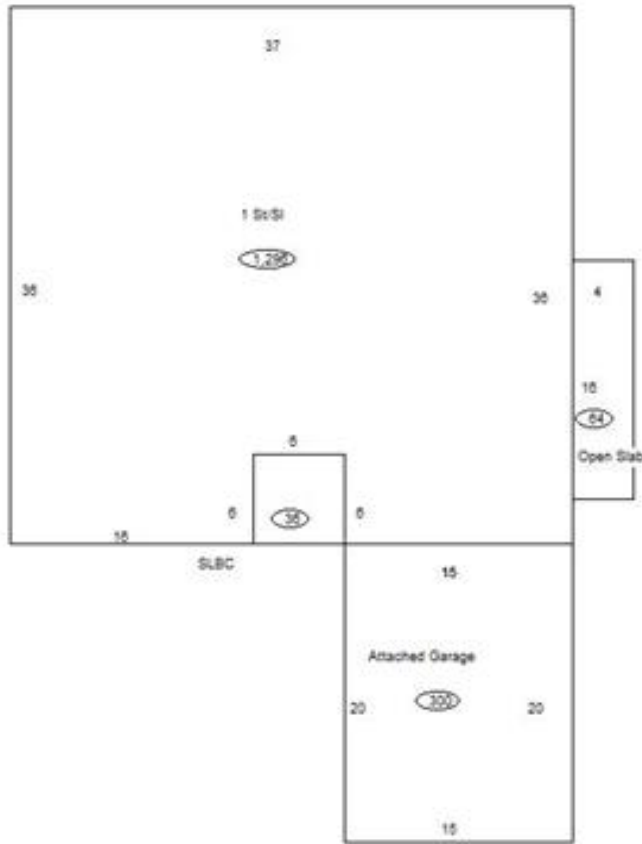
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Sketch Image

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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	1,296	1.000	1,296
2	G	1		10	Attached Garage	300	1.000	300
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PATO		10	Open Slab	64	1.000	64
Total Building Area						1,296		1,296