



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:36:51
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Assessment Data					Primary Image																																																																																																																				
Account 660018736 Parcel ID 21N16E-21-1-00000-000-0000 Cadastral ID 21-21-16-01100 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 103484 STONE, GARY L & MICHAEL R STONE 1009 E COMET PLACE CLAREMORE OK 74017-0000 Parcel Location Situs 22314 S 4160 RD Subdivision Lot/Block / Parcel Size 4.79 - Acres Sec/Twn/Rng 21 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28789401 -95.59805839																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.7632		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	207,484.00 x .39 = 81,572		
Factor Value			
Adjustments	1.0000		
Lot Value	81,572		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,021 / 2,796
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace 100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,021
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1953 / 55

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	228,572 81.75 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	94,596
Lot Value	81,572
Indicated Value	176,168 63.01 Per SqFt
Agland Value	
Site Improvements	33,690
Total Value	209,858 75.06 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	73.17	Total Misc Impr	+ 768
Roofing Adj	+ 2.76	Garage Cost	+ 13,422
Subfloor Adj	+ 0.00	Total RCN	= 251,990
Heat/Cool Adj	+ 5.76	Depreciation (63%)	- 158,754
Plumbing Adj	+ 3.36	Lump Sums	+ 1,360
Basement Adj	+ 0.00	RCNLD	= 94,596
Adj Base Cost	= 85.05	Lot Value	+ 81,572
Total Area	x 2,796	Indicated Value	= 176,168
Adjusted Cost	= 237,800	Value Per SqFt	63.01

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	45512	15x5		75	10.24		768
WODO	WOOD DECK - OPEN	45513	116		116	23.45	50%	1,360



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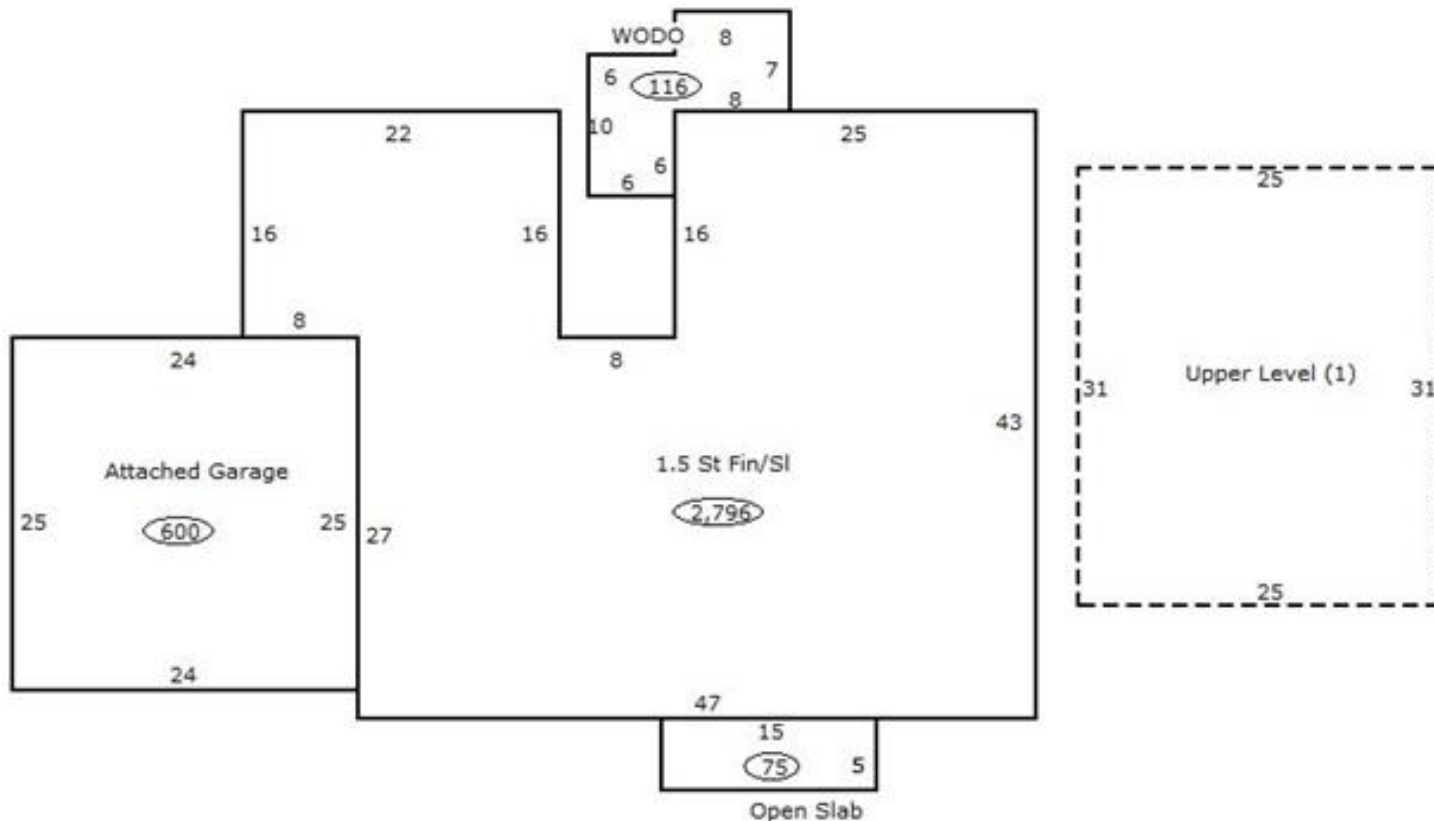
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,021	1.383	2,796
2	G	1		13	Attached Garage	600	1.000	600
3	M	PATO		13	Open Slab	75	1.000	75
4	M	WODO		13	WODO	116	1.000	116
5	U	^UL		13	Upper Level (1)	775	1.000	775
Total Building Area						2,021		2,796



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	TNCT	TENNIS COURT	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (49,800.00 x 1)	49,800		49,800	34,860	14,940
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	6,250	18,750
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					