



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:15:58
Page 1

Assessment Data					Primary Image				
Account	660019262								
Parcel ID	21N16E-22-3-00000-000-0000								
Cadastral ID	22-21-16-01000								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	336336								
STEWART, BRIAN ANDREW & EMILY ANNE MARIE									
22650 S HWY 88 CLAREMORE OK 74019-0000									
Parcel Location									
Situs	22650 S HWY 88								
Subdivision									
Lot/Block	/	Parcel Size	8.12 - Acres						
Sec/Twn/Rng	22 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28070468 -95.58830570									
TR DESC 2022-02225 AS COMM SE/C SW; S88.5713W 331.69'; N01 2734W 534.38' TO POB; N01.2706W 782.67'; N89.0449E 133.56'; S44 3949E 798.82'; S41.1309E 171.12'; S54.3320W 137.53'; S88.5927W 450 50' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2017 02 4	R18-NEW 1750 SQ FT SFR	02/2017	11/2017	135,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	STEWART, BRIAN & EMILY	12/28/2021	0	4					
2581/158	WILLIS, TERRIE LYNN	09/29/2016	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	107,582	84,428	11%	9,287	Assessed	27,597 2,550.79	
Year Frozen	0	Improvements	203,834	166,454		18,310	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	311,416	250,882		27,597	Total Taxable	26,597 2,458.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019262	STEWART, BRIAN ANDREW &	18	305,522	1000	25,794	2,384.00		
2024	2024-660019262	STEWART, BRIAN ANDREW &	18	320,600	1000	25,013	2,312.00		
2023	2023-660019262	STEWART, BRIAN ANDREW &	18	258,449	1000	24,255	2,222.00		
2022	2022-660019262	STEWART, BRIAN ANDREW &	18	267,391	1000	23,520	2,177.00		
2021	2021-660019262	STEWART, BRIAN & EMILY	18	189,374	1000	18,254	1,612.00		
2020	2020-660019262	STEWART, BRIAN & EMILY	18	185,619	1000	17,692	1,620.00		
2019	2019-660019262	STEWART, BRIAN & EMILY	18	172,389	1000	16,671	1,544.00		
2018	2018-660019262	STEWART, BRIAN & EMILY	18	174,919	1000	16,157	1,493.00		
2017	2017-660019262	STEWART, BRIAN & EMILY	18	33,340	0	1,537	141.00		
2016	2016-660019262	STEWART, BRIAN & EMILY	18	33,340	0	1,464	137.00		
2015	2015-660019262	WILLIS, TERRIE LYNN	18	33,340	0	1,394	126.00		
2014	2014-660019262	WILLIS, TERRIE LYNN	18	33,340	0	1,328	123.00		
2013	2013-660019262	WILLIS, TERRIE LYNN	18	33,340	0	1,265	116.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:15:59
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	2	
Non-Ag Acres	7.7487	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	337,534.00 x .32 = 107,582	
Factor Value		
Adjustments	1.0000	
Lot Value	107,582	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,700 / 1,700
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,700
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 7



\\tsclient\A\TOMMY DUNLAP\New folder (297)\IMG_0002.JPG 11/14/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,588	117.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	95.80	Total Misc Impr	+ 14,020				
Roofing Adj	+ 5.30	Garage Cost	+ 0				
Subfloor Adj	+ -2.19	Total RCN	= 219,176				
Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 15,342				
Plumbing Adj	+ 9.13	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 203,834				
Adj Base Cost	= 120.68	Lot Value	+ 107,582				
Total Area	x 1,700	Indicated Value	= 311,416				
Adjusted Cost	= 205,156	Value Per SqFt	183.19				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	203,834		
Lot Value	107,582		
Indicated Value	311,416	183.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	311,416	183.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	136429	50x10		500	28.04		14,020
SHLT	UG			2024	1	0.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

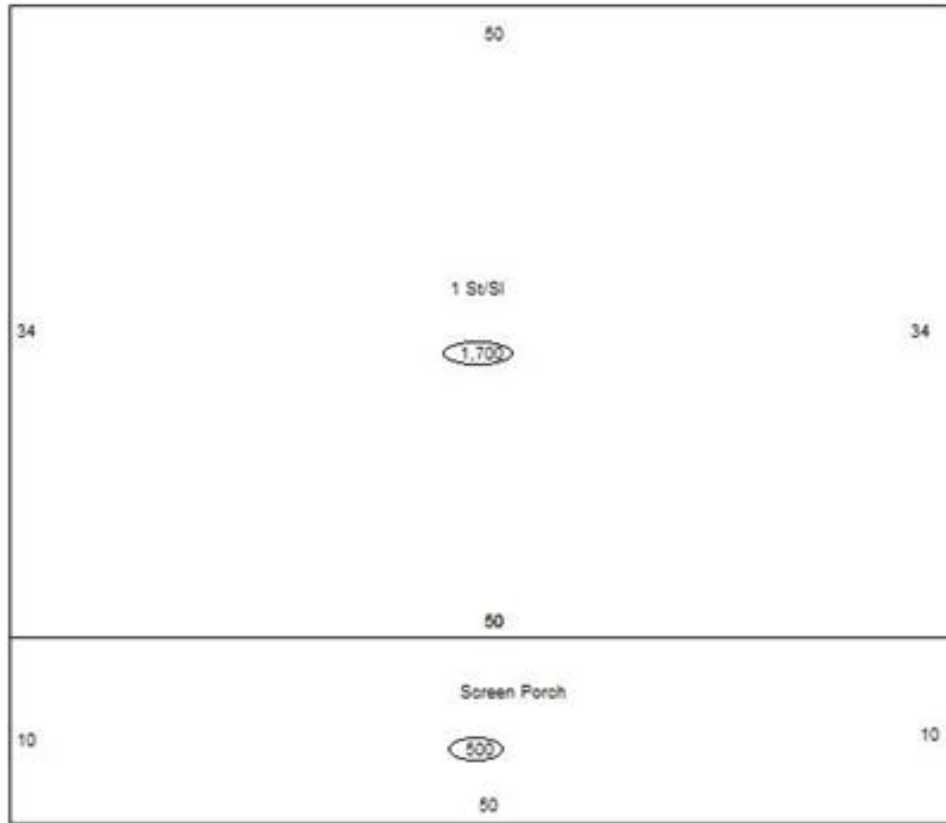
Date 04/17/2026

Time 11:15:59

Page 3

Sketch Image

660019262



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,700	1.000	1,700
2	M	EPKS		10	Screen Porch	500	1.000	500
Total Building Area						1,700		1,700



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:15:59
 Page 4

660019262

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HS	HAY SHED	0x0x0			432
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 432)	2,022		2,022	2,022
	HS	HAY SHED	0x0x0			144
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 144)	674		674	674
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	CKCP	Chicken Coop	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (6.59 x)				
	GF	GAZEBO FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x)				
	LNT0	Lean To - Attached	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (7.40 x)				