



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:07:23  
Page 1

Assessment Data					Primary Image									
Account	660086995													
Parcel ID	000000-00-0-00073-001-0013													
Cadastral ID	06-21-16-07120													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	34 - CLARM OT & SCHL/NW FD													
Name ID	319214													
XIONG, JAMES														
1805 CORNERSTONE LN UNIT B CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01805 CORNERSTONE LN UNIT B													
Subdivision	CORNERSTONE COURT													
Lot/Block	0013 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	6 / 21 / 16 / 5													
Neighborhood	1183 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32969409 -95.63579745														
CORNERSTONE COURT LOT 13 BLOCK 1														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	500	500	Bk/Pg	Grantor	Date	Price	Code					
					2573/192	GROOVER, GENE T	08/18/2016	175,000	YES					
					2173/830	NEES PROPERTIES LLC	05/26/2011	170,000	YES					
					2111/651	CLAREMORE PROPERTY DEV LLC	06/30/2010	0	4					
					1969/593	NEES, ROBBIE L &	07/29/2008	0	4					
					1933/320	INTRINSIC PROPERTIES INC	02/19/2008	0	4					
					1929/91	STIMSON, TERRANCE J &-BONNIE J	01/24/2008	24,500	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	2017	Land Value	42,000	9,358	11%	1,029	Assessed	23,461	2,497.22					
Year Frozen	0	Improvements	234,665	203,931		22,432	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	500	-46.00					
TIF Project ID	0	Total Value	276,665	213,289		23,461	Total Taxable	22,961	2,451.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660086995	XIONG, JAMES	34	274,421	500	22,278	2,378.00							
2024	2024-660086995	XIONG, JAMES	34	249,852	500	21,615	2,308.00							
2023	2023-660086995	XIONG, JAMES	34	231,883	500	20,971	2,222.00							
2022	2022-660086995	XIONG, JAMES	34	192,229	500	20,346	2,168.00							
2021	2021-660086995	XIONG, JAMES	34	183,987	500	19,739	2,018.00							
2020	2020-660086995	XIONG, JAMES	34	183,083	500	19,208	2,036.00							
2019	2019-660086995	XIONG, JAMES	34	173,949	500	18,634	1,996.00							
2018	2018-660086995	XIONG, JAMES	34	183,414	500	19,676	2,103.00							
2017	2017-660086995	XIONG, JAMES	34	181,874	500	19,506	2,053.00							
2016	2016-660086995	XIONG, JAMES	34	220,672	0	24,274	2,620.00							
2015	2015-660086995	GROOVER, GENE T	34	213,640	0	23,500	2,422.00							
2014	2014-660086995	GROOVER, GENE T	34	215,795	0	23,255	2,430.00							
2013	2013-660086995	GROOVER, GENE T	34	203,858	0	22,148	2,281.00							



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:07:23  
Page 2

Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size	84 x 100		
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography	LEVEL		
Street Access	W/SIDEWALK		
Utilities	ALL		
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	8,400.00 x 5.00 = 42,000		
Factor Value			
Adjustments	1.0000		
Lot Value	42,000		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG\_0013. 5/2/2023

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,461 / 2,461
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,461
Fixture/RghIn	17 /
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	255,095	103.66	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	107.48	Total Misc Impr	+	6,200	
Roofing Adj	+ 3.74	Garage Cost	+	17,685	
Subfloor Adj	+ -0.40	Total RCN	=	345,095	
Heat/Cool Adj	+ 11.22	Depreciation ( 32%)	-	110,430	
Plumbing Adj	+ 8.48	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	234,665	
Adj Base Cost	= 130.52	Lot Value	+	42,000	
Total Area	x 2,461	Indicated Value	=	276,665	
Adjusted Cost	= 321,210	Value Per SqFt		112.42	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,665		
Lot Value	42,000		
Indicated Value	276,665	112.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	276,665	112.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	106072	6x5		30	25.99		780
PRCH	SLAB PORCH - COVERED	106073	6x5		30	25.99		780
PRCH	SLAB PORCH - COVERED	106074	12x7		84	25.80		2,167
PRCH	SLAB PORCH - COVERED	106075	12x8		96	25.76		2,473



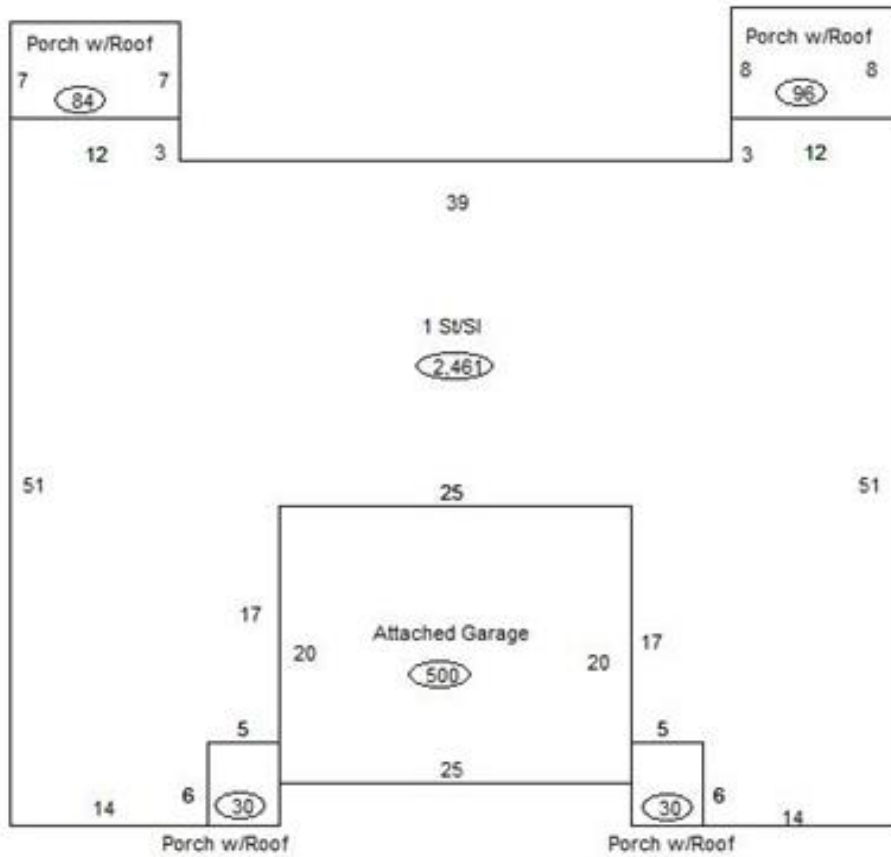
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:07:23  
 Page 3

Sketch Image

660086995



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,461	1.000	2,461
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	30	1.000	30
5	M	PRCH		13	SLBC	84	1.000	84
6	M	PRCH		13	SLBC	96	1.000	96
<b>Total Building Area</b>						2,461		2,461