



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:58:34
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660087005 Parcel ID 000000-00-0-00073-001-0023 Cadastral ID 06-21-16-07220 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 34 - CLARM OT & SCHL/NW FD Name ID 259563 STIMSON, TERRANCE J & BONNIE J 1324 W OKLAHOMA ST CLAREMORE OK 74019-0000 Parcel Location Situs 01908 CORNERSTONE LN Subdivision CORNERSTONE COURT Lot/Block 0023 / 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: 36.33031732 -95.63388733																																																																																																																									
CORNERSTONE COURT LOT 23 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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		



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Residential Data	
Type	5 Duplex
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,125 / 2,377
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,125
Fixture/RghIn	17 /
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	222,116	93.44	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.87	Total Misc Impr	+	3,298	
Roofing Adj	+ 3.26	Garage Cost	+	15,029	
Subfloor Adj	+ 0.00	Total RCN	=	316,141	
Heat/Cool Adj	+ 10.74	Depreciation (38%)	-	120,134	
Plumbing Adj	+ 8.42	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	196,007	
Adj Base Cost	= 125.29	Lot Value	+	42,000	
Total Area	x 2,377	Indicated Value	=	238,007	
Adjusted Cost	= 297,814	Value Per SqFt		100.13	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,007		
Lot Value	42,000		
Indicated Value	238,007	100.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	238,007	100.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	106122	81		81	24.18		1,959
PRCH	SLAB PORCH - COVERED	106123	5x3		15	24.40		366
PRCH	SLAB PORCH - COVERED	106124	10x4		40	24.32		973

