



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:58:34
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Assessment Data				Primary Image						
Account	660102994			No Image On File						
Parcel ID	22N16E-08-3-00000-001-0000									
Cadastral ID	08-22-16-00830									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	1							
Tax Area	11 - SEQUOYAH/NW FIRE									
Name ID	328333									
COX, STEPHEN M										
20245 S RIVER RANCH ROAD EAST CLAREMORE OK 74019-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	.45 - Acres							
Sec/Twn/Rng	8 / 22 / 16 / 3									
Neighborhood	6030 - UNPLATTED									
School District	S006 - SEQUOYAH SCHOOLS									
Legal Description Lat/Long: 36.39448018 -95.63225861				Building Permits						
ONLY THAT PT IN SEC 8-22-16 CONTAINED IN THE FOLLOWING DESCRIPTION 2019-008753 AS BEG SE/C OF NW NW NW; N01.3353W 280.80'; N39.2919W 51.15'; CURVE LEFT RAD 2784.83' ARC DIST 786 56' CHORD BEARING N47.3457W CHORD DIST 783.95'; S01.4322E 208 27'; S01.3652E 61.24'; S01.3652E 400'; S09.4108W 21'; N88.2850E 563 48' TO				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	FREEBY RANCH LLC	06/26/2019	116,500	WG	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	2020	Land Value	12	12	11%	1	Assessed	1	0.10	
Year Frozen		Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	12	12		1	Total Taxable	1	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660102994	COX, STEPHEN M			11	12	0	1	1.00	
2024	2024-660102994	COX, STEPHEN M			11	12	0	1	1.00	
2023	2023-660102994	COX, STEPHEN M			11	12	0	1	1.00	
2022	2022-660102994	COX, STEPHEN M			11	12	0	1	1.00	
2021	2021-660102994	COX, STEPHEN M			11	12	0	1	1.00	
2020	2020-660102994	COX, STEPHEN M			11	12	0	1	1.00	
2019	2019-660102994	COX, STEPHEN M			11	12	0	1	1.00	



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data		GRM Approach	
Type		GRM Code	
Condition	-	Gross Rent	0.00
Quality	-	Indicated Value	
Architecture		Multiple Regression	
Style		MRA Code	
Exterior Wall		Adjusted R	
Base/Total Area	/	Indicated Value	
Style		Direct Comparables	
HVAC		Selection Model	1 Res
Roof Cover		Adjustment Model	A2 AO Test
Area on Slab		Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	
Remodel		Lot Value	
Year/Eff Age	/	Indicated Value	0.00 Per SqFt
		Agland Value	12
		Site Improvements	
		Total Value	12 0.00 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

660102994

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	TMBR	15			.450	27	27	12	12
TMBR Totals						0.450			12	12
Total Agland						0.450			12	12