



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:58:36
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Assessment Data				Primary Image					
Account	660102995			No Image On File					
Parcel ID	22N16E-08-3-00000-002-0000								
Cadastral ID	08-22-16-00840								
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	10.01 - Acres						
Sec/Twn/Rng	8 / 22 / 16 / 3								
Neighborhood	6030 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.40061195 -95.63143750									
TR DESC AS COMM AT NE/C W2 NE SW; S88.2808W 1915.41'; S01 4322E 30' TO POB; N88.2808E 695'; S01.4322E 627.11'; S88.2746W 695'; N01.4322W 627.19' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R22- SPLIT	09/2019	12/2021						
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	2,354	2,354	11%	259	Assessed	259	26.50
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	2,354	2,354		259	Total Taxable	259	27.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102995	COX, STEPHEN M	11	2,354	0	259	27.00		
2024	2024-660102995	COX, STEPHEN M	11	2,354	0	259	27.00		
2023	2023-660102995	COX, STEPHEN M	11	2,354	0	259	28.00		
2022	2022-660102995	COX, STEPHEN M	11	2,354	0	259	28.00		
2021	2021-660102995	COX, STEPHEN M	11	2,354	0	259	27.00		
2020	2020-660102995	COX, STEPHEN M	11	2,354	0	259	28.00		
2019	2019-660102995	COX, STEPHEN M	11	2,354	0	259	27.00		



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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	-	GRM Approach						
Adjustments	-	GRM Code	-					
Lot Value	-	Gross Rent	0.00					
Residential Data		Indicated Value						
Type	-	Multiple Regression						
Condition	-	MRA Code	-					
Quality	-	Adjusted R	-					
Architecture	-	Indicated Value						
Style	-	Direct Comparables						
Exterior Wall	-	Selection Model	1 Res					
Base/Total Area	/	Adjustment Model	A2 AO Test					
Style	-	Comparables						
HVAC	-	Indicated Value						
Roof Cover	-	Value Reconciliation						
Area on Slab	-	Selected Approach Cost Approach						
Fixture/RghIn	/	Improvements						
Bed/F/H Bath	//	Lot Value						
Basement Area	-	Indicated Value						
Garage Type	-	Agland Value						
Remodel	-	Site Improvements						
Year/Eff Age	/	Total Value						
Cost Approach		2,354 0.00 Per SqFt						
Manual : 01/2025		2,354 0.00 Total Value Per SqFt						
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

660102995

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			3.780	187	187	708	708
NTV PST Totals						3.780			708	708
NAA	NEWTONIA SILT LOAM 0-1% S	IMP PST	93			5.000	260	260	1,302	1,302
IMP PST Totals						5.000			1,302	1,302
NAB	NEWTONIA SILT LOAM 1-3% S	CLT LND	80			1.230	280	280	344	344
CLT LND Totals						1.230			344	344
Total Agland						10.010			2,354	2,354