



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:00:30
 Page 1

Assessment Data	Primary Image
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Account 660107576
Parcel ID 000000-0001-002-0-000-00
Cadastral ID 05-21-16-18630
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 17 - CLAREMORE OT
Name ID 341923
 MCATEE, STEPHANIE ALANA &
 JASON LEE BROWN

2800 W BROOK ST
 CLAREMORE OK 74017-0000

Parcel Location

Situs 02800 WEST BROOK ST
Subdivision ESTATES AT STONE CREEK
Lot/Block 0002 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng 5 / 21 / 16 / 5
Neighborhood 1154 - R-V01-NW CLAREMORE
School District S001 - CLAREMORE SCHOOLS



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Legal Description Lat/Long: 36.33546537 -95.62305320

LOT 2 BLOCK 1 ESTATES AT STONE CREEK

Building Permits

Number	Description	Opened	Closed	Amount
R23 23-22	R24 NEW SFR 2102 SQ FT	02/2023	07/2023	160,000

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	D.R. HORTON-TEXAS LTD LP	06/23/2023	315,500	YES
/	RLM CONSTRUCTION CO INC	01/05/2023	1,764,000	WG

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2024	Land Value	29,075	29,075	11%	3,198	Assessed	34,396 3,179.22
Year Frozen		Improvements	286,640	283,615		31,198	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00
TIF Project ID	0	Total Value	315,715	312,690		34,396	Total Taxable	33,396 3,087.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107576	MCATEE, STEPHANIE ALANA &	17	303,583	1000	32,394	2,994.00
2024	2024-660107576	MCATEE, STEPHANIE ALANA &	17	316,281	1000	33,791	3,123.00
2023	2023-660107576	MCATEE, STEPHANIE ALANA &	17	4,792	0	527	48.00



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1832		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	7,980.00 x 3.00 = 23,940		
Factor Value			
Adjustments	1.2145		
Lot Value	29,075		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Veneer, Stone
Base/Total Area	2,122 / 2,122
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,122
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	360 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	311,070 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	286,640		
Lot Value	29,075		
Indicated Value	315,715	148.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,715	148.78	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.43	Total Misc Impr	+ 5,313
Roofing Adj	+ 4.63	Garage Cost	+ 15,710
Subfloor Adj	+ -2.19	Total RCN	= 292,490
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,850
Plumbing Adj	+ 5.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 286,640
Adj Base Cost	= 127.93	Lot Value	+ 29,075
Total Area	x 2,122	Indicated Value	= 315,715
Adjusted Cost	= 271,467	Value Per SqFt	148.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157755	20x7		140	26.49		3,709
PRCH	Slab Porch - Covered	157756	10x6		60	26.74		1,604



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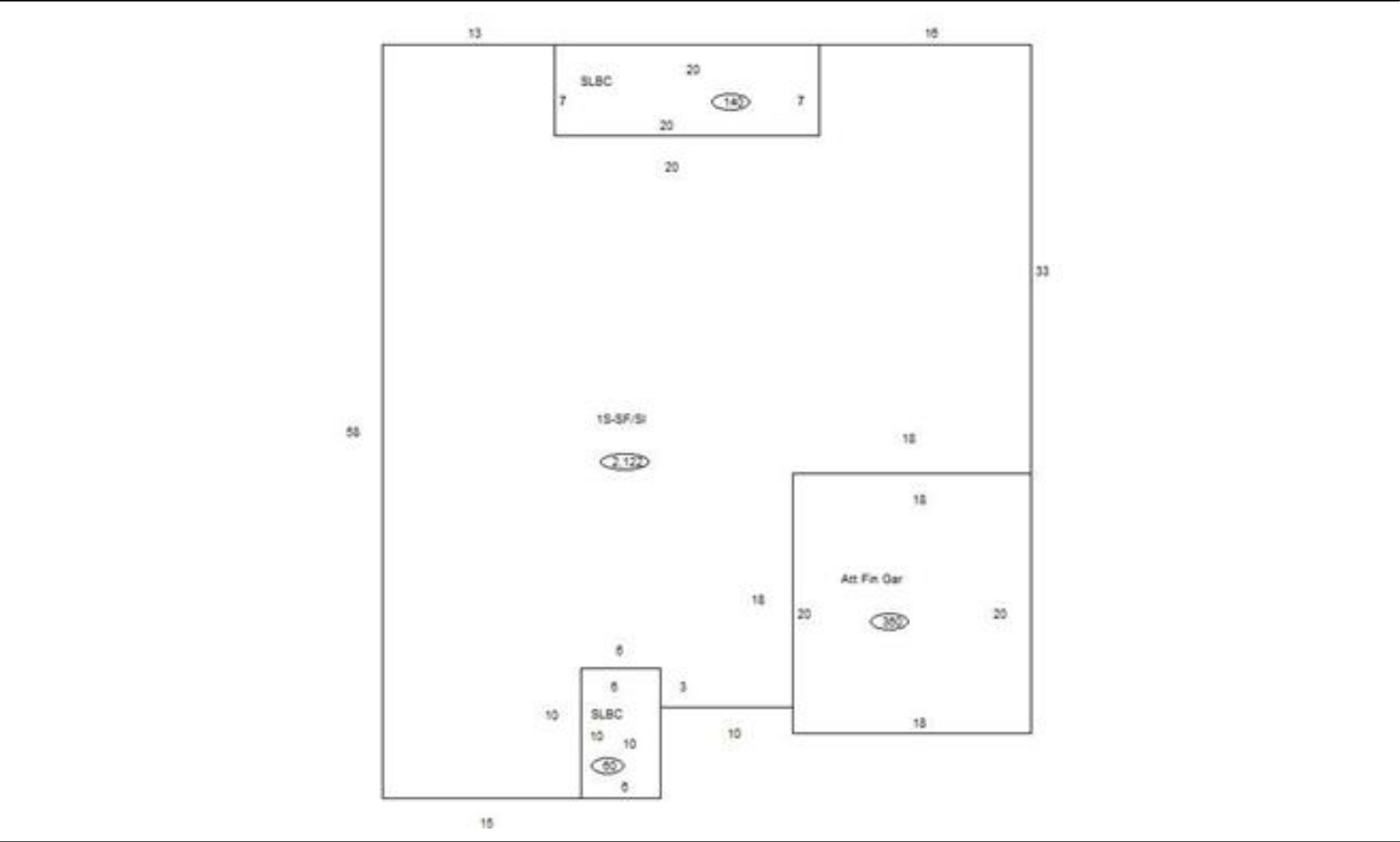
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Sketch Image

660107576



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,122	1.000	2,122
2	M	PRCH		10	SLBC	140	1.000	140
3	M	PRCH		10	SLBC	60	1.000	60
4	G	5		10	Att Fin Gar	360	1.000	360
Total Building Area						2,122		2,122