



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:01:01  
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Assessment Data					Primary Image				
Account	660107592								
Parcel ID	000000-0002-008-0-000-00								
Cadastral ID	05-21-16-18790								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	343065								
CASH, JOHN CARL & TERESA DAWN									
2709 SPRING CREEK ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	02709 SPRING CREEK ST								
Subdivision	ESTATES AT STONE CREEK								
Lot/Block	0008 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1154 - R-V01-NW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33522022 -95.62164463									
Building Permits									
LOT 8 BLOCK 2 ESTATES AT STONE CREEK									
Number	Description	Opened	Closed	Amount					
R23 23-43	R24 NEW SFR 1614 SQ FT	02/2023	02/2024	160,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	D.R. HORTON-TEXAS LTD LP	10/31/2023	244,000	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	33,703	20,851	11%	2,294	Assessed	26,121	2,414.36
Year Frozen		Improvements	217,330	216,606		23,827	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	251,033	237,457		26,121	Total Taxable	25,121	2,322.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107592	CASH, JOHN CARL & TERESA DAWN			17	244,001	1000	24,360	2,252.00
2024	2024-660107592	CASH, JOHN CARL & TERESA DAWN			17	19,654	1000	1,162	107.00
2023	2023-660107592	D.R. HORTON-TEXAS LTD LP			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	0.1807		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	7,871.00 x 3.00 = 23,613		
Factor Value			
Adjustments	1.4273		
Lot Value	33,703		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,647 / 1,647
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,647
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	233,400 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	217,330		
Lot Value	33,703		
Indicated Value	251,033	152.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	251,033	152.42	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	102.75	Total Misc Impr	+	3,692
Roofing Adj	+ 4.44	Garage Cost	+	14,109
Subfloor Adj	+ -1.15	Total RCN	=	221,765
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	-	4,435
Plumbing Adj	+ 6.33	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	217,330
Adj Base Cost	= 123.84	Lot Value	+	33,703
Total Area	x 1,647	Indicated Value	=	251,033
Adjusted Cost	= 203,964	Value Per SqFt		152.42

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159501	7x6		42	24.14		1,014
PRCH	Slab Porch - Covered	159502	16x7		112	23.91		2,678



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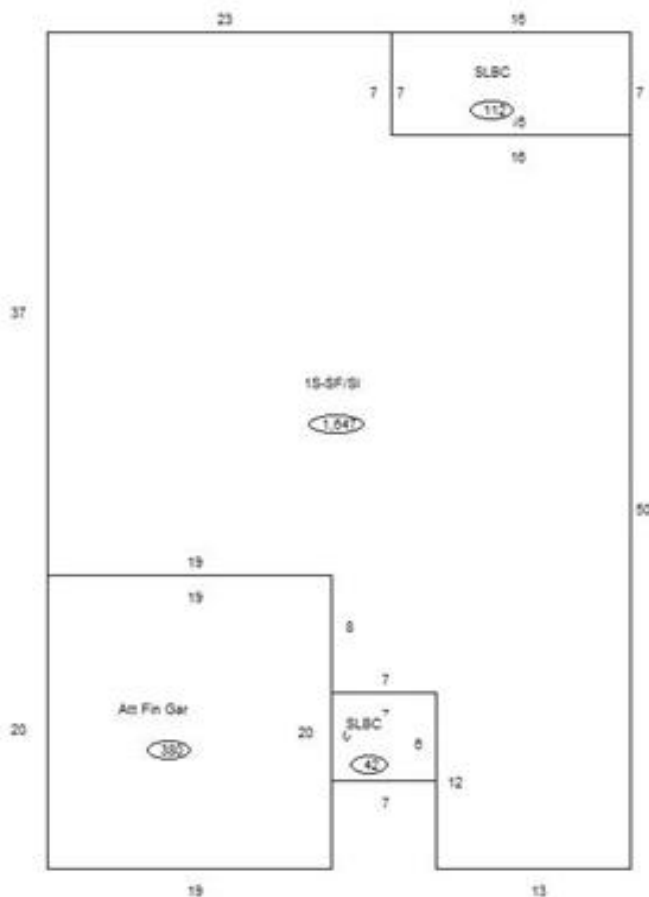
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### Sketch Image

660107592



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,647	1.000	1,647
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	112	1.000	112
<b>Total Building Area</b>						<b>1,647</b>		<b>1,647</b>