



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:01:13
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Assessment Data					Primary Image														
Account 660107598 Parcel ID 000000-0003-004-0-000-00 Cadastral ID 05-21-16-18850 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343950 MCCHRISTIAN, JUSTIN & MAEGAN DIAZ 1200 SUNSTONE ST CLAREMORE OK 74017-0000 Parcel Location Situs 01200 SUNSTONE ST Subdivision ESTATES AT STONE CREEK Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\ROB STUFF\2024-2-12\IMG_0019.JPG 2/12/2024</p>														
Legal Description Lat/Long: 36.33605486 -95.62139347																			
LOT 4 BLOCK 3 ESTATES AT STONE CREEK					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>R23 23-37</td> <td>R24 NEW SFR 2089 SQ FT</td> <td>04/2023</td> <td>02/2024</td> <td>200,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 23-37	R24 NEW SFR 2089 SQ FT	04/2023	02/2024	200,000
Number	Description	Opened	Closed	Amount															
R23 23-37	R24 NEW SFR 2089 SQ FT	04/2023	02/2024	200,000															
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	03/20/2024	284,000	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	2025		Land Value	20,318	20,318	11%	2,235	Assessed	33,575 3,103.34										
Year Frozen			Improvements	284,906	284,906		31,340	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -92.00										
TIF Project ID	0		Total Value	305,224	305,224		33,575	Total Taxable	32,575 3,011.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660107598	MCCHRISTIAN, JUSTIN &			17	296,374	1000	31,601	2,921.00										
2024	2024-660107598	MCCHRISTIAN, JUSTIN &			17	4,792	0	527	49.00										
2023	2023-660107598	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	0.2014		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	8,773.00 x 3.00 = 26,319		
Factor Value			
Adjustments	0.7720		
Lot Value	20,318		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Veneer, Stone
Base/Total Area	1,664 / 2,281
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,664
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
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	280,170 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.43	Total Misc Impr	+ 3,473
Roofing Adj	+ 3.56	Garage Cost	+ 16,378
Subfloor Adj	+ -1.68	Total RCN	= 290,720
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,814
Plumbing Adj	+ 6.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 284,906
Adj Base Cost	= 118.75	Lot Value	+ 20,318
Total Area	x 2,281	Indicated Value	= 305,224
Adjusted Cost	= 270,869	Value Per SqFt	133.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	284,906		
Lot Value	20,318		
Indicated Value	305,224	133.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	305,224	133.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159512	7x7		49	26.78		1,312
PRCH	Slab Porch - Covered	159513	9x9		81	26.68		2,161



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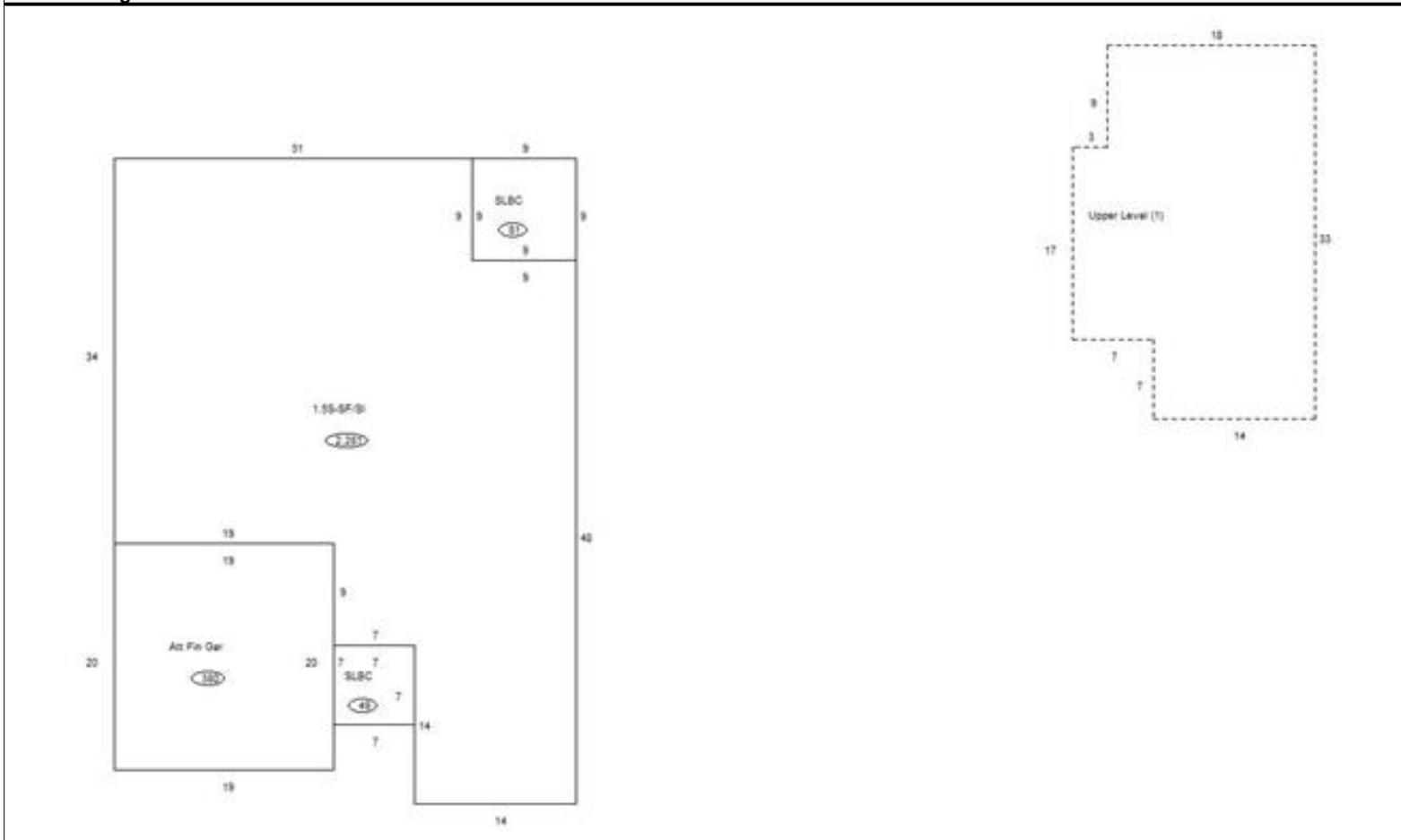
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Sketch Image

660107598



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	1,664	1.371	2,281
2	U	^UL		10	Upper Level (1)	617	1.000	617
3	G	5		10	Att Fin Gar	380	1.000	380
4	M	PRCH		10	SLBC	49	1.000	49
5	M	PRCH		10	SLBC	81	1.000	81
Total Building Area						1,664		2,281