



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:01:15
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Assessment Data	Primary Image
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Account 660107599
Parcel ID 000000-0003-005-0-000-00
Cadastral ID 05-21-16-18860
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 17 - CLAREMORE OT
Name ID 343521
 SHAHBAZIAN, ADRIAN & NIKOLE

2900 SPRING CREEK ST
 CLAREMORE OK 74017-0000

Parcel Location

Situs 02900 SPRING CREEK ST
Subdivision ESTATES AT STONE CREEK
Lot/Block 0005 / 0003 **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: 36.33602909 -95.62131569

LOT 5 BLOCK 3 ESTATES AT STONE CREEK

Building Permits

Number	Description	Opened	Closed	Amount
R23 23-36	R24 NEW SFR 2100 SQ FT	02/2023	02/2024	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	01/05/2024	305,000	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	34,179	34,179	11%	3,760	Assessed	35,173 3,251.04
Year Frozen		Improvements	285,569	285,569		31,413	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00
TIF Project ID	0	Total Value	319,748	319,748		35,173	Total Taxable	34,173 3,159.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107599	SHAHBAZIAN, ADRIAN & NIKOLE	17	310,525	1000	33,158	3,065.00
2024	2024-660107599	SHAHBAZIAN, ADRIAN & NIKOLE	17	28,736	0	3,161	292.00
2023	2023-660107599	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	0.2906		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	12,659.00 x 3.00 = 37,977		
Factor Value			
Adjustments	0.9000		
Lot Value	34,179		



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2/12/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,175 / 2,175
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,175
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	310,170 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.35	Total Misc Impr	+ 5,993
Roofing Adj	+ 4.60	Garage Cost	+ 16,378
Subfloor Adj	+ -2.19	Total RCN	= 291,397
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,828
Plumbing Adj	+ 5.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 285,569
Adj Base Cost	= 123.69	Lot Value	+ 34,179
Total Area	x 2,175	Indicated Value	= 319,748
Adjusted Cost	= 269,026	Value Per SqFt	147.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	285,569		
Lot Value	34,179		
Indicated Value	319,748	147.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	319,748	147.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159516	11x6		66	26.72		1,764
PRCH	Slab Porch - Covered	159517	20x8		160	26.43		4,229



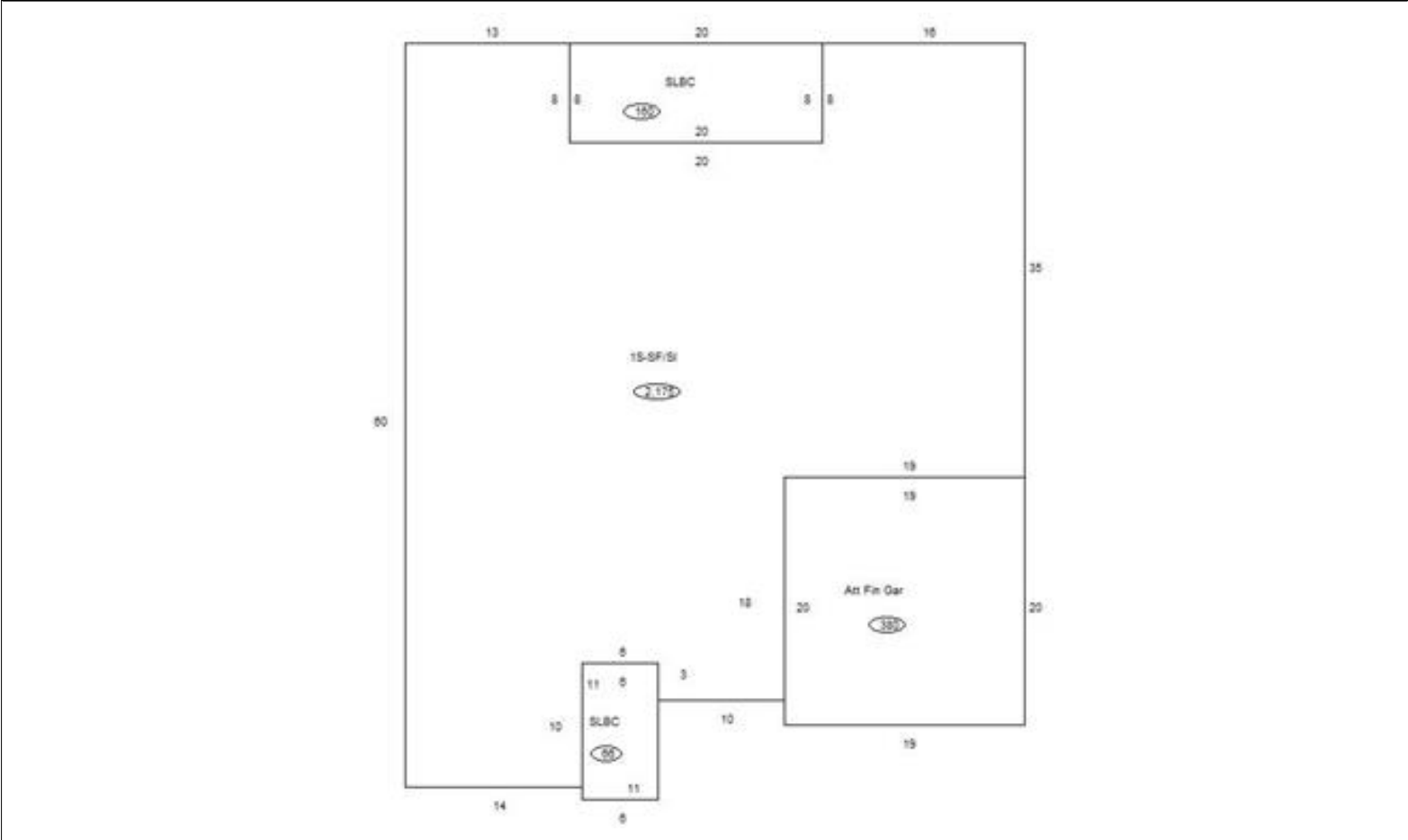
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Sketch Image

660107599



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	2,175	1.000	2,175
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	SLBC	66	1.000	66
4	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						2,175		2,175