



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:01:54  
Page 1

Assessment Data				Primary Image							
Account	660107619			<p>11/02/2023</p> <p>\\tsclient\T\ROB STUFF\2023-11-2\IMG_0029.JPG 11/2/2023</p>							
Parcel ID	000000-0003-025-0-000-00										
Cadastral ID	05-21-16-19060										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	1								
Tax Area	17 - CLAREMORE OT										
Name ID	343656										
HARRIS, BRITTANY ANN & JOSHUA MICHAEL											
1400 SUNSTONE ST CLAREMORE OK 74017-0000											
Parcel Location											
Situs	01400 SUNSTONE ST										
Subdivision	ESTATES AT STONE CREEK										
Lot/Block	0025 / 0003	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: 36.33608591 -95.62334016				Building Permits							
LOT 25 BLOCK 3 ESTATES AT STONE CREEK				Number	Description	Opened	Closed	Amount			
				R23 23-26	R24 NEW SFR 2170 SQ FT	02/2023	11/2023	200,000			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	D.R. HORTON-TEXAS LTD LP	02/09/2024	300,000	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	42,134	42,134	11%	4,635	Assessed	34,273	3,167.85		
Year Frozen		Improvements	269,434	269,434		29,638	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	311,568	311,568		34,273	Total Taxable	34,273	3,168.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107619	HARRIS, BRITTANY ANN &			17	300,620	0	33,068	3,056.00		
2024	2024-660107619	HARRIS, BRITTANY ANN &			17	298,226	0	32,805	3,032.00		
2023	2023-660107619	D.R. HORTON-TEXAS LTD LP			17	4,792	0	527	48.00		



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 Page 2

Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2149		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	9,363.00 x 3.00 = 28,089		
Factor Value			
Adjustments	1.5000		
Lot Value	42,134		



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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% Frame, Siding, Wood
Base/Total Area	1,575 / 2,183
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,575
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	322,480 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	269,434		
Lot Value	42,134		
Indicated Value	311,568	142.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	311,568	142.72	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.94	Total Misc Impr	+ 4,083
Roofing Adj	+ 3.55	Garage Cost	+ 16,378
Subfloor Adj	+ -1.67	Total RCN	= 274,933
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,499
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 269,434
Adj Base Cost	= 116.57	Lot Value	+ 42,134
Total Area	x 2,183	Indicated Value	= 311,568
Adjusted Cost	= 254,472	Value Per SqFt	142.72

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158489	9x7		63	26.73		1,684
PRCH	Slab Porch - Covered	158490	10x9		90	26.65		2,399



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Page 3

### Sketch Image

660107619



### 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	1,575	1.386	2,183
2	U	^UL		10	Upper Level (1)	608	1.000	608
3	G	5		10	Att Fin Gar	380	1.000	380
4	M	PRCH		10	SLBC	63	1.000	63
5	M	PRCH		10	SLBC	90	1.000	90
<b>Total Building Area</b>						<b>1,575</b>		<b>2,183</b>