



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:02:00
Page 1

Assessment Data	Primary Image
-----------------	---------------

Account 660107622
Parcel ID 000000-0003-028-0-000-00
Cadastral ID 05-21-16-19090
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 17 - CLAREMORE OT
Name ID 344506
 WATSON, MELISSA MERCEDES &
 JORDAN JAMAHL

1300 SUNSTONE ST
 CLAREMORE OK 74017-0000

Parcel Location

Situs 01300 SUNSTONE ST
Subdivision ESTATES AT STONE CREEK
Lot/Block 0028 / 0003 **Parcel Size** 1 - Lots
Sec/Twn/Rng 5 / 21 / 16 / 5
Neighborhood 1154 - R-V01-NW CLAREMORE
School District S001 - CLAREMORE SCHOOLS



660107622_001.JPG 3/12/2025

Legal Description Lat/Long: 36.33599708 -95.62242075

LOT 28 BLOCK 3 ESTATES AT STONE CREEK

Building Permits

Number	Description	Opened	Closed	Amount
R23 104	R24 NEW SFR 1614 SQ FT	08/2023	03/2025	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	06/05/2024	259,000	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	35,551	35,551	11%	3,911	Assessed	29,345 2,712.36
Year Frozen		Improvements	233,094	231,219		25,434	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00
TIF Project ID	0	Total Value	268,645	266,770		29,345	Total Taxable	28,345 2,620.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107622	WATSON, MELISSA MERCEDES &	17	259,000	1000	27,490	2,541.00
2024	2024-660107622	WATSON, MELISSA MERCEDES &	17	4,792	0	527	49.00
2023	2023-660107622	D.R. HORTON-TEXAS LTD LP	17	4,792	0	527	48.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:02:00
Page 2

Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1809		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	7,879.00 x 3.00 = 23,637		
Factor Value			
Adjustments	1.5040		
Lot Value	35,551		



660107622_001.JPG 3/12/2025

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	1,628 / 1,628
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,628
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	260,930 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.95	Total Misc Impr	+ 3,168
Roofing Adj	+ 4.90	Garage Cost	+ 16,993
Subfloor Adj	+ -2.31	Total RCN	= 235,448
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,354
Plumbing Adj	+ 7.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 233,094
Adj Base Cost	= 132.24	Lot Value	+ 35,551
Total Area	x 1,628	Indicated Value	= 268,645
Adjusted Cost	= 215,287	Value Per SqFt	165.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,094		
Lot Value	35,551		
Indicated Value	268,645	165.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	268,645	165.02	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	168977	7x5		35	26.82	939
PATC	Patio - Covered	168978	16x7		112	19.90	2,229



Rogers

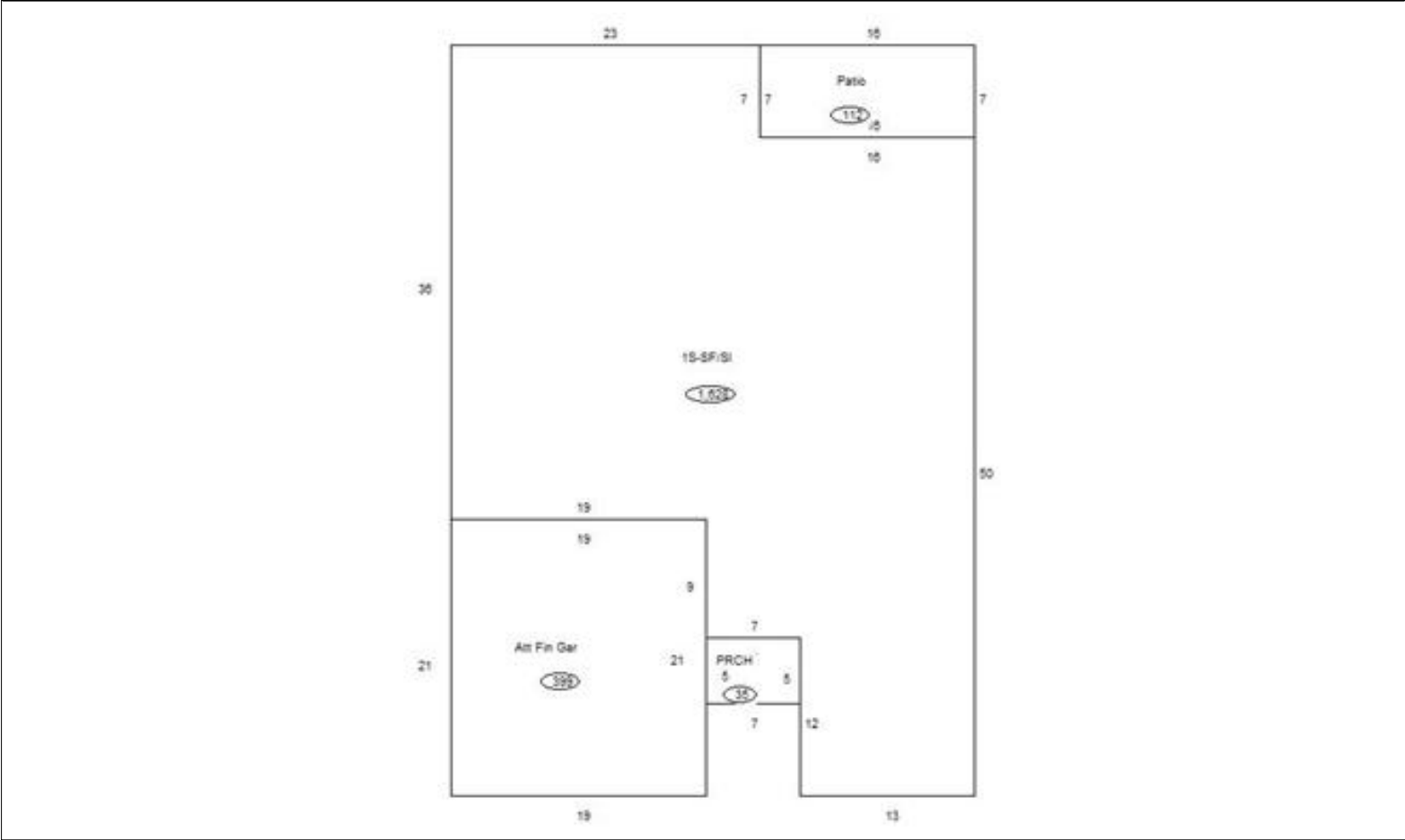
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:02:00
 Page 3

Sketch Image

660107622



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,628	1.000	1,628
2	G	5		10	Att Fin Gar	399	1.000	399
3	M	PRCH		10	PRCH	35	1.000	35
4	M	PATC		10	Patio	112	1.000	112
Total Building Area						1,628		1,628