



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:02:02  
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Assessment Data				Primary Image						
Account	660107623									
Parcel ID	21N16E-17-4-00000-002-0000									
Cadastral ID	17-21-16-10312									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	340357									
STATTON DEVELOPMENT LLC										
2205 E L ANDERSON BLVD CLAREMORE OK 74017-0000										
Parcel Location										
Situs	00910 COWELL PL									
Subdivision										
Lot/Block	/	Parcel Size	.2 - Acres							
Sec/Twn/Rng	17 / 21 / 16 / 4									
Neighborhood	2116 - UNPLATTED									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.29901612 -95.61983184				Building Permits						
N 175' E 50' W 108.90' E 217.80' N 200' S2 NE NW SE.				Number	Description	Opened	Closed	Amount		
				R23 22-22 S22	R24 NEW SFR 1334 SQ FT S23 SPLIT	01/2023 12/2022	09/2023 06/2025	165,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	DAKE PROPERTIES INC	12/14/2023	215,000	15	
					/	DAKE PROPERTIES	09/19/2023	0	4	
					/	DAKE PROPERTIES	11/01/2022	0	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024		Land Value	7,916	11%	871	Assessed	4,787	442.46	
Year Frozen			Improvements	143,447		3,916	Penalty	0		
Uncapped Value	0		Mobile Home	0		0	Exemption	0	0.00	
TIF Project ID	0		Total Value	151,363		4,787	Total Taxable	4,787	442.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107623	STATTON DEVELOPMENT LLC		17	143,409	0	4,559	421.00		
2024	2024-660107623	STATTON DEVELOPMENT LLC		17	39,472	0	4,342	401.00		
2023	2023-660107623	DAKE PROPERTIES INC		17	15,640	0	1,720	158.00		




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0.2065 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,995.00 x .88 = 7,916 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 7,916		 <p style="text-align: right; color: orange;">09/06/2023</p> <p>\\tsclient\T\ROB STUFF\2023-9-6\IMG_0014.JPG 9/6/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Frame, Siding, Wood 20% Veneer, Masonry
<b>Base/Total Area</b>	1,332 / 1,332
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,332
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2023 / 2

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> <b>Adusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> NewTest <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.12	<b>Total Misc Impr</b>	+ 5,849	<b>Roofing Adj</b>	+ 4.89	<b>Garage Cost</b>	+ 17,024
<b>Subfloor Adj</b>	+ -2.30	<b>Total RCN</b>	= 194,674	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 2%)</b>	- 3,893
<b>Plumbing Adj</b>	+ 8.63	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 190,781
<b>Adj Base Cost</b>	= 128.98	<b>Lot Value</b>	+ 7,916	<b>Total Area</b>	x 1,332	<b>Indicated Value</b>	= 198,697
		<b>Value Per SqFt</b>	149.17	<b>Adjusted Cost</b>	= 171,801		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	190,781		
<b>Lot Value</b>	7,916		
<b>Indicated Value</b>	198,697	149.17	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	198,697	149.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157996	18x6		108	26.59		2,872
PRCH	Slab Porch - Covered	157997	14x8		112	26.58		2,977



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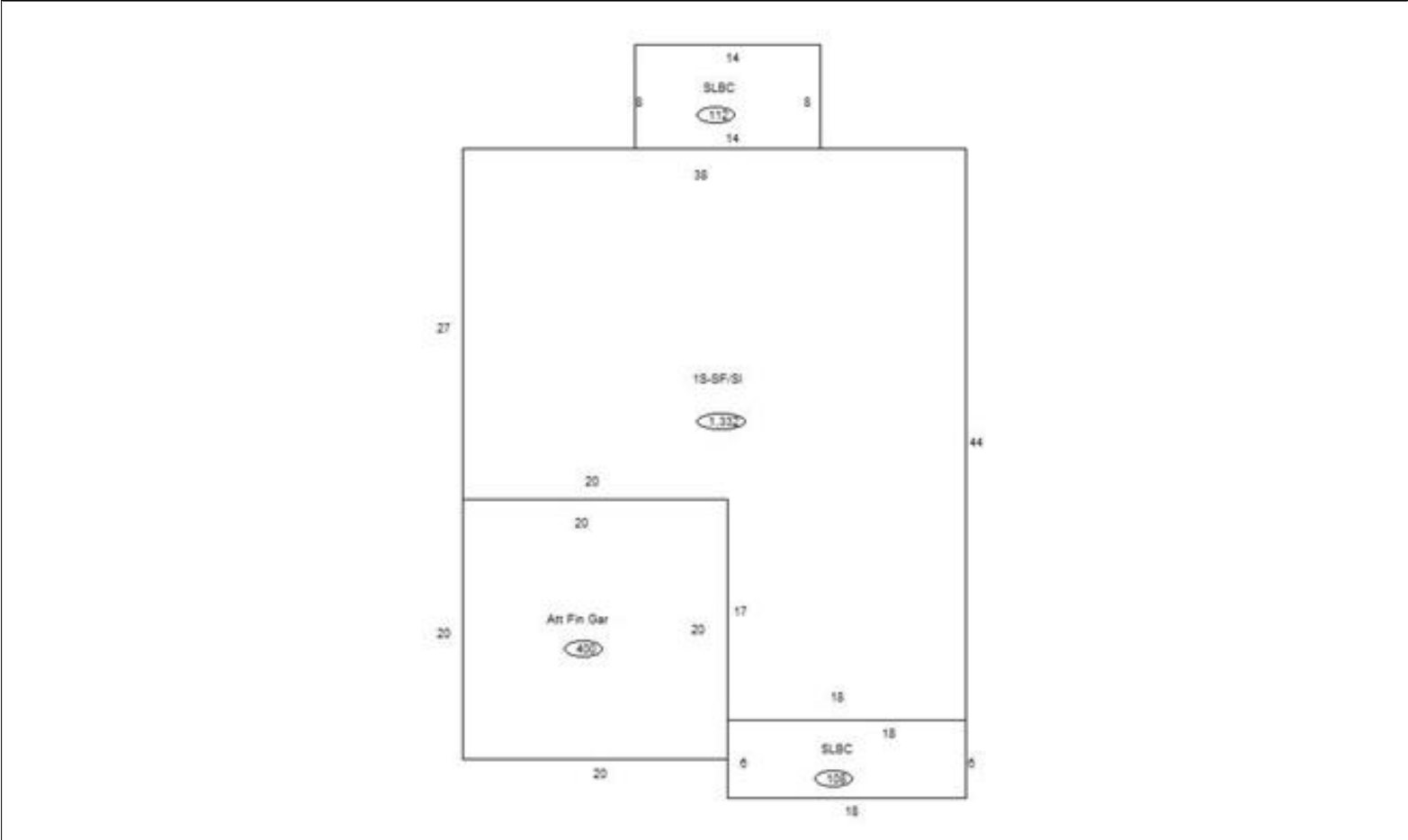
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Sketch Image

660107623



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,332	1.000	1,332
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PRCH		10	SLBC	112	1.000	112
<b>Total Building Area</b>						1,332		1,332