



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image					
Account	660108624								
Parcel ID	21N17E-15-4-00000-008-0000								
Cadastral ID	15-21-17-00160								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	345631								
STONEY CREEK LLC									
18325 S 4190 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	21310 S 4230 RD								
Subdivision									
Lot/Block	/	Parcel Size	30 - Acres						
Sec/Twn/Rng	15 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.30237674 -95.47360259				Building Permits					
TR DESC 2023-015780 AS N2 N2 SE NE & S2 N2 SE NE & N2 S2 SE NE.				Number	Description	Opened	Closed	Amount	
				S23	S24 SPLIT	12/2023	12/2023		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	REDLINE HOMES LLC	10/11/2024	0	4
					/	VANCE, JOHN T-TRUST	11/08/2023	360,000	21
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	2024	Land Value	5,695	3,861	11%	425	Assessed	67,954	6,681.24
Year Frozen		Improvements	613,907	613,907		67,529	Penalty	0	
Uncapped Value	613,907	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	619,602	617,768		67,954	Total Taxable	67,954	6,681.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108624	STONEY CREEK LLC			94	3,749	0	412	40.00
2024	2024-660108624	REDLINE HOMES LLC			94	3,749	0	412	44.00



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	<b>Value Reconciliation</b>				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	5,695			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	5,695 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Value Model Value Method  Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> <b>Image Information</b>            Image ID 1126352            Image Date 12/15/2025            Name 003.JPG            Description 660108624_003.JPG         </div>
<b>Cost Approach</b> Manual Date 01/2025 Total Building Area 1,800 Total Base Value 305,964 Modifier Value Misc Improvements 38,117 Replacement Cost New 344,081 Phys/Func Depreciation Loss () RCN Less Phys/Func 340,640 Economic Depreciation RCNLD (All Sources) 340,640 Depreciated Improvements Outbuilding Value 273,267 Total Improvement Value 613,907 Land Value Cost Approach Value 613,907 341.06/SqFt	
<b>Income Approach</b> Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)  Total Expenses Net Operating Income (NOI)  Income Capitalization Rate Indicated Value 0.00	<b>Value Reconciliation</b> Selected Valuation Method Cost Approach Total Improvement Value 273,267 Land Value Total Appraised Value 613,907 341.06/SqFt



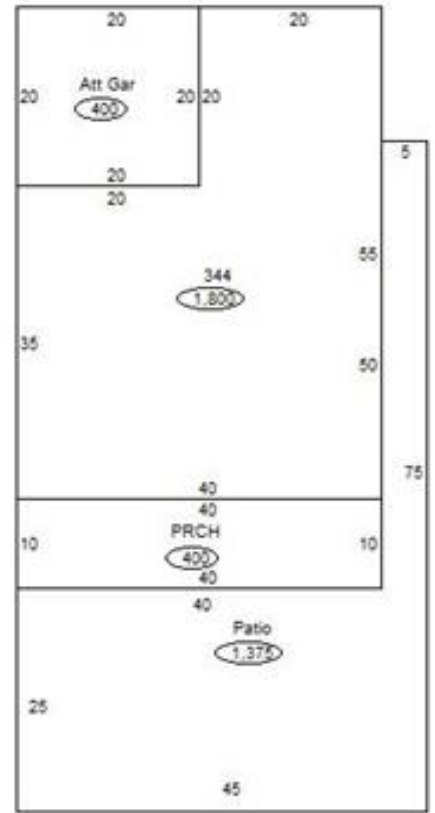
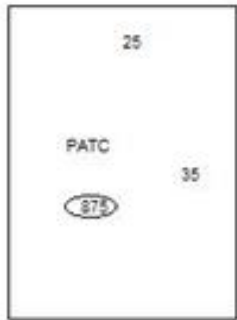
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	1,800	1.000	1,800
2	M	GRAT		20	Att Gar	400	1.000	400
3	M	PRCH		20	PRCH	400	1.000	400
4	M	PATO		20	Patio	1,375	1.000	1,375
5	O	PATO		20	PATO	2,275	1.000	2,275
6	O	PATC		20	PATC	875	1.000	875
<b>Total Building Area</b>						1,800		1,800



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Account	660108624	Tax Area Code	94
Parcel ID	21N17E-15-4-00000-008-0000	Property Class	RA
Cadastral ID	15-21-17-00160	Owners Name	STONEY CREEK LLC

Building Data	Building Image
Building ID 5211 Building Sequence 1 Occupancy 1 344 Office Building 100% Occupancy 2 Occupancy 3 Total Floor Area 1,800 Average Perimeter 190 Number Of Storys 1.00 Average Wall Ht 10.00 Year Built 2025 Effective Age 1 Construction Class 2 - Heavier Wood or Steel Stud Frame Quality 3 - Average Condition 2 - Fair Exterior Wall 96 - Stud Walls-Wood Siding Heating/Cooling 10 - Complete HVAC Roof Type Gable Roof Cover Composition  Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2	
	Image Information
	Image Name Image Date Image Name Description

Cost Calculations	
Appraisal Zone 3	Manual Date 01/2025
Zone Description	Base Year 2026
Base Cost 95.79	Modifier Value
Wall Cost 46.31	Total Replacement Cost 344,081
HVAC Cost 27.88	Physical Depreciation 1%
Basement Cost 0.00	Functional Depreciation
Total Base Cost 169.98	Total Depreciation 1% (3,441)
Total Area 1,800	Total RCNLD 340,640
Base RCN 305,964	Lump Sums
Misc Impr Value 38,117	Total Building Value 340,640 \$ 189.24 Per SqFt

Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value
GRAT	Garage - Attached		20x20	400	33.96		13,584
PRCH	Porch		40x10	400	31.77		12,708
PATO	Patio - Open		1375	1,375	8.60		11,825
<b>Total Misc Improvement</b>							<b>38,117</b>

Building Modifiers					
Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Stud Ashlar Stone Veneer	Area/Percent	20%		19,825
<b>Total Modifier Value</b>					<b>19,825</b>



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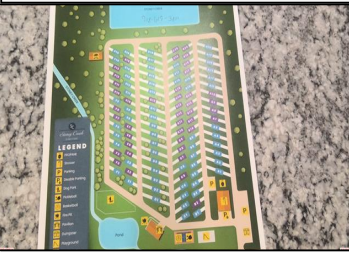


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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UHRV	Utility Hookup - RV	0x0x0			105	
	Qual	3	Cond 3	Year	2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (2,150.00 x 105)			225,750	11,288	214,462	
	EXLT	Exterior Lighting	0x0x0			15	
	Qual		Cond	Year	2025	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (1,293.60 x 15)			19,404		19,404	
	PATO	Patio - Open BASKETBALL COURT	65x35x0	Concrete		2,275	
	Qual	4	Cond 3	Year	2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (10.78 x 2,275)			24,525	1,226	23,299	
	PATC	Patio - Covered	25x35x10	Concrete	Formed Metal	875	
	Qual	4.5	Cond 3	Year	2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (18.96 x 875)			16,590	830	15,760	
	CNWL	Containment Wall	0x0x0			36	
	Qual		Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (9.51 x 36)			342		342	
	SHLT	STORM SHELTER	8x35x8				
	Qual		Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (0.00 x )						
<b>Total Site Improvement Value</b>						<b>273,267</b>	



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			3.336	122	122	408	408
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			18.593	192	192	3,570	3,570
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			8.071	213	213	1,717	1,717
<b>IMP PST Totals</b>						30.000			5,695	5,695
<b>Total Agland</b>						30.000			5,695	5,695