



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:24:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003101 Parcel ID 000000-00-0-10435-002-0005 Cadastral ID 04-21-16-02830 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338639 PURDOM, RAYMOND CONRAD III REVOCABLE TRUST 1502 N CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 01502 N CHOCTAW PL Subdivision STONEGATE Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0095.JPG 4/5/2023</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15750 Non-Ag Acres 0.2991 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,028.00 x 5.14 = 67,017 Factor Value Adjustments 1.0000 Lot Value 67,017		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0095.JPG 4/5/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,174 / 2,174
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,174
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	542 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	227,044 104.44 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	243,340 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	156,765
Lot Value	67,017
Indicated Value	223,782 102.94 Per SqFt
Agland Value	
Site Improvements	
Total Value	223,782 102.94 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	104.53	Total Misc Impr	+ 7,346
Roofing Adj	+ 4.60	Garage Cost	+ 16,970
Subfloor Adj	+ -2.19	Total RCN	= 295,783
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 139,018
Plumbing Adj	+ 5.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 156,765
Adj Base Cost	= 124.87	Lot Value	+ 67,017
Total Area	x 2,174	Indicated Value	= 223,782
Adjusted Cost	= 271,467	Value Per SqFt	102.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7849	282		282	26.05		7,346



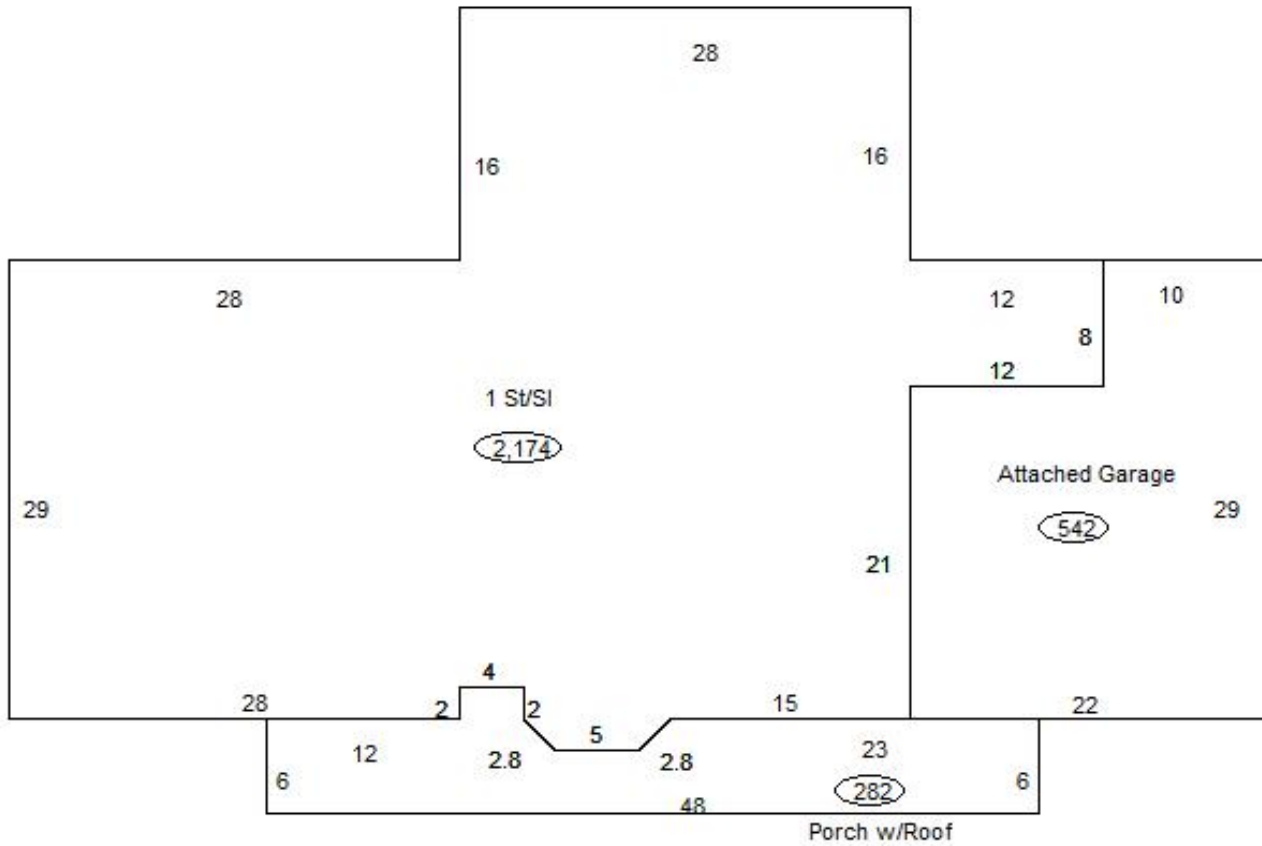
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Sketch Image

660003101



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,174	1.000	2,174
2	G	1		13	Attached Garage	542	1.000	542
3	M	PRCH		13	SLBC	282	1.000	282
Total Building Area						2,174		2,174