



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 660003103 Parcel ID 000000-00-0-10435-003-0002 Cadastral ID 04-21-16-02850 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 311271 GREENLAND, BONNIE LYNN 1410 N CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 01410 N CHOCTAW PL Subdivision STONEGATE Lot/Block 0002 / 0003 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 (166)\IMG_0038.JPG 4/6/2023</p>														
Legal Description Lat/Long: 36.32301803 -95.60091220																			
LOT 2 LESS N 9' BLOCK 3 STONEGATE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2373/283	ROSS, BILLIE R	12/04/2013	126,000	YES										
H	Homestead	No	1,000		2329/439	CUPP, TIMOTHY	05/24/2013	120,000	YES										
					1144/915	MATTINGLY, DEBRA L	11/20/1998	83,000	Yes										
					851/68			69,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2014	Land Value	62,603	48,311	11%	5,314	Assessed	13,945	1,288.94										
Year Frozen	2016	Improvements	101,681	78,468		8,631	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	164,284	126,779		13,945	Total Taxable	12,945	1,197.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003103	GREENLAND, BONNIE LYNN			17	161,028	1000	12,946	1,197.00										
2024	2024-660003103	GREENLAND, BONNIE LYNN			17	163,604	1000	12,946	1,196.00										
2023	2023-660003103	GREENLAND, BONNIE LYNN			17	143,727	1000	12,945	1,186.00										
2022	2022-660003103	GREENLAND, BONNIE LYNN			17	125,530	1000	12,808	1,186.00										
2021	2021-660003103	GREENLAND, BONNIE LYNN			17	133,345	1000	12,946	1,143.00										
2020	2020-660003103	GREENLAND, BONNIE LYNN			17	131,393	1000	12,946	1,185.00										
2019	2019-660003103	GREENLAND, BONNIE LYNN			17	127,282	1000	12,946	1,199.00										
2018	2018-660003103	GREENLAND, BONNIE LYNN			17	130,700	1000	12,946	1,196.00										
2017	2017-660003103	GREENLAND, BONNIE LYNN			17	129,720	1000	12,945	1,189.00										
2016	2016-660003103	GREENLAND, BONNIE LYNN			17	126,779	1000	12,946	1,215.00										
2015	2015-660003103	GREENLAND, BONNIE LYNN			17	124,437	1000	12,688	1,144.00										
2014	2014-660003103	GREENLAND, BONNIE LYNN			17	127,718	1000	13,049	1,210.00										
2013	2013-660003103	ROSS, BILLIE R			17	114,969	1000	11,508	1,053.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.2791	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,156.00 x 5.15 = 62,603	
Factor Value		
Adjustments	1.0000	
Lot Value	62,603	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,357 / 1,357
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,357
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,200	112.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	189,010		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,681		
Lot Value	62,603		
Indicated Value	164,284	121.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	164,284	121.06	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.72	Total Misc Impr	+	11,510			
Roofing Adj	+ 4.43	Garage Cost	+	15,295			
Subfloor Adj	+ -1.15	Total RCN	=	199,375			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	97,694			
Plumbing Adj	+ 7.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	101,681			
Adj Base Cost	= 127.17	Lot Value	+	62,603			
Total Area	x 1,357	Indicated Value	=	164,284			
Adjusted Cost	= 172,570	Value Per SqFt		121.06			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	7857	145		145	23.78		3,448
PATO	SLAB PORCH - OPEN	7858	20x18		360	8.24		2,966



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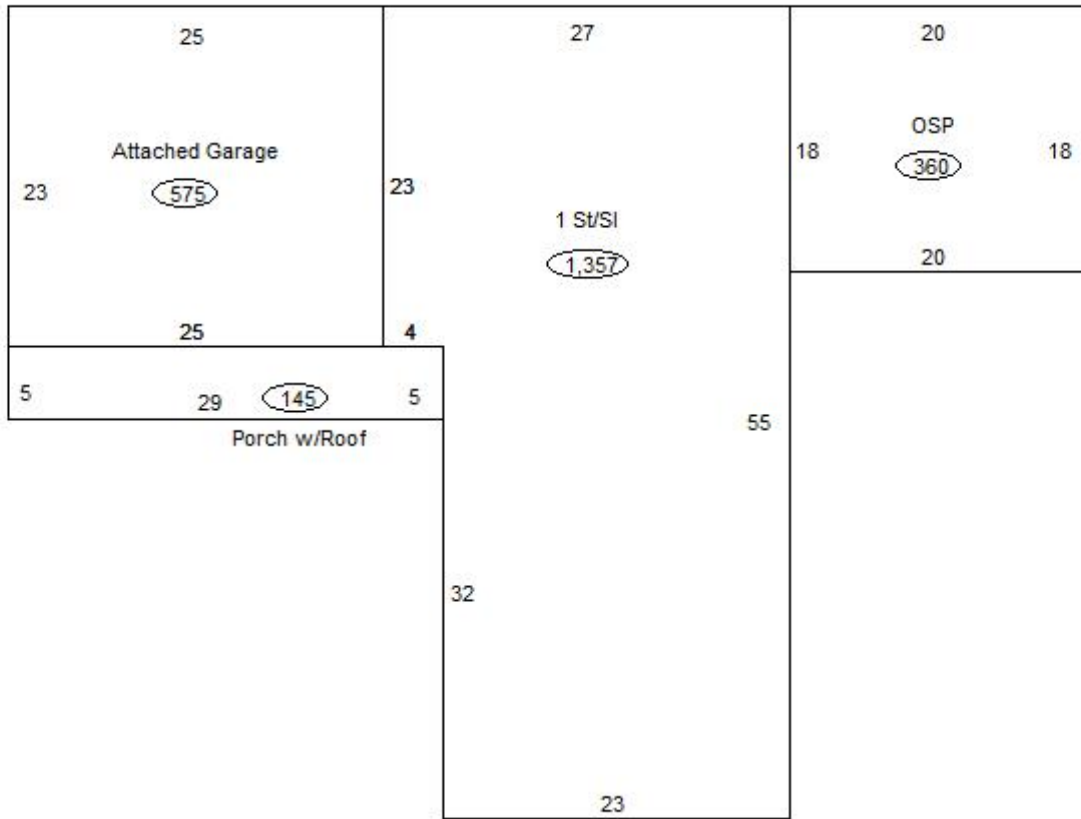
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,357	1.000	1,357
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	145	1.000	145
4	M	PATO		13	Open Slab	360	1.000	360
Total Building Area						1,357		1,357



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				