



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	660003105								
Parcel ID	000000-00-0-10435-003-0004								
Cadastral ID	04-21-16-02870								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	332431								
HARRINGTON, BRANDI JESSICA									
1406 N CHOCTAW PL CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01406 N CHOCTAW PL								
Subdivision	STONEGATE								
Lot/Block	0004 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	4 / 21 / 16 / 5								
Neighborhood	1172 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32250448 -95.60108083									
Building Permits									
LOT 4 BLOCK 3 STONEGATE									
Number	Description	Opened	Closed	Amount					
2877	ROOM ADDITION R4	01/2002	09/2003	62,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
HV	Veteran	No	999,999						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WALLACE, MELISSA D &	10/05/2020	236,000	YES					
/	CARLE, SHIRLEY A	12/04/2018	207,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2021	Land Value	73,973	71,248	11%	7,837	Assessed	29,855 2,759.50	
Year Frozen	0	Improvements	200,163	200,163		22,018	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	274,136	271,411		29,855	Total Taxable	28,855 2,667.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003105	HARRINGTON, BRANDI JESSICA	17	271,692	1000	27,987	2,587.00		
2024	2024-660003105	HARRINGTON, BRANDI JESSICA	17	272,132	1000	27,142	2,508.00		
2023	2023-660003105	HARRINGTON, BRANDI JESSICA	17	260,458	1000	26,322	2,411.00		
2022	2022-660003105	HARRINGTON, BRANDI JESSICA	17	245,450	1000	25,526	2,363.00		
2021	2021-660003105	HARRINGTON, BRANDI JESSICA	17	234,124	1000	24,754	2,186.00		
2020	2020-660003105	WALLACE, MELISSA D &	17	218,745	23498		.00		
2019	2019-660003105	WALLACE, MELISSA D &	17	207,397	22814		.00		
2018	2018-660003105	CARLE, SHIRLEY A	17	200,858	1000	16,943	1,566.00		
2017	2017-660003105	CARLE, SHIRLEY A	17	199,164	1000	16,421	1,508.00		
2016	2016-660003105	CARLE, SHIRLEY A	17	194,069	1000	15,913	1,494.00		
2015	2015-660003105	CARLE, SHIRLEY A	17	171,853	1000	15,420	1,391.00		
2014	2014-660003105	CARLE, SHIRLEY A	17	173,259	1000	14,943	1,386.00		
2013	2013-660003105	CARLE, SHIRLEY A	17	164,771	1000	14,478	1,325.00		



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3653	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	15,914.00 x 4.65 = 73,973	
Factor Value		
Adjustments	1.0000	
Lot Value	73,973	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,968 / 2,930
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,968
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1969 / 43



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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	320,769	109.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	29,700 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	95.89	Total Misc Impr	+	10,269	
Roofing Adj	+ 3.63	Garage Cost	+	21,495	
Subfloor Adj	+ -2.30	Total RCN	=	378,295	
Heat/Cool Adj	+ 14.47	Depreciation (49%)	-	185,365	
Plumbing Adj	+ 6.58	Lump Sums	+	4,283	
Basement Adj	+ 0.00	RCNLD	=	197,213	
Adj Base Cost	= 118.27	Lot Value	+	73,973	
Total Area	x 2,930	Indicated Value	=	271,186	
Adjusted Cost	= 346,531	Value Per SqFt		92.55	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,213		
Lot Value	73,973		
Indicated Value	271,186	92.55	Per SqFt
Agland Value			
Site Improvements	2,950		
Total Value	274,136	93.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	7865	22x6		132	29.08		3,839
WODO	WOOD DECK - OPEN	7866	24x12		288	19.83	25%	4,283



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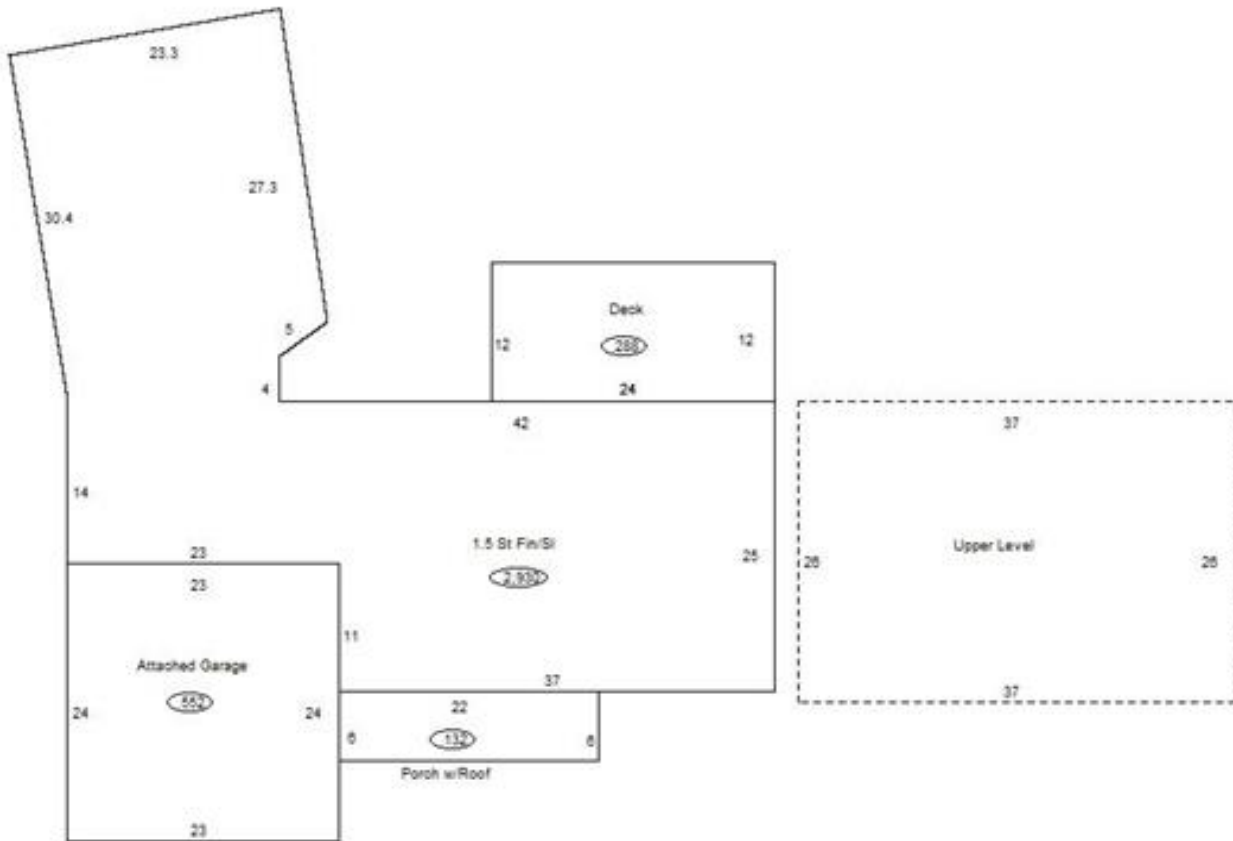
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,968	1.489	2,930
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	132	1.000	132
4	M	WODO		13	WODO	288	1.000	288
5	U	^UL	Overhang	13	Upper Level	962	1.000	962
Total Building Area						1,968		2,930



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2	Cond	Year	2019	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (2,950.00 x 1)		2,950		2,950	2,950
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (4.68 x)					