



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660003110 <b>Parcel ID</b> 000000-00-0-10435-004-0003 <b>Cadastral ID</b> 04-21-16-02920 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 308814 BROWN, CAROL J  1505 N CHOCTAW PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01505 N CHOCTAW PL <b>Subdivision</b> STONEGATE <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0087.JPG 4/6/2023</p>														
<b>Legal Description</b> Lot/Long: 36.32428177 -95.60145571																			
LOT 3 BLOCK 4 STONEGATE					<b>Building Permits</b>														
					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2293/419	SCHONHOLTZ, KATHERINE L	12/18/2012	90,000	YES										
PD	Add-Homestead	Yes	1,000	1,000	862/399			67,500	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2013		Land Value 62,459	37,087	11%	4,080	Assessed	11,995	1,108.70										
Year Frozen	2016		Improvements 121,167	71,947		7,915	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	2,000	-185.00										
TIF Project ID	0		Total Value 183,626	109,034		11,995	Total Taxable	9,995	924.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660003110	BROWN, CAROL J			17	179,576	2000	9,994	924.00										
2024	2024-660003110	BROWN, CAROL J			17	181,618	2000	9,993	924.00										
2023	2023-660003110	BROWN, CAROL J			17	149,290	2000	9,993	915.00										
2022	2022-660003110	BROWN, CAROL J			17	129,978	2000	9,993	925.00										
2021	2021-660003110	BROWN, CAROL J			17	135,408	2000	9,993	882.00										
2020	2020-660003110	BROWN, CAROL J			17	133,409	2000	9,994	915.00										
2019	2019-660003110	BROWN, CAROL J			17	109,034	2000	9,994	926.00										
2018	2018-660003110	BROWN, CAROL J			17	116,995	2000	10,495	970.00										
2017	2017-660003110	BROWN, CAROL J			17	116,059	2000	10,495	964.00										
2016	2016-660003110	BROWN, CAROL J			17	113,586	2000	10,494	985.00										
2015	2015-660003110	BROWN, CAROL J			17	114,557	1000	11,601	1,046.00										
2014	2014-660003110	BROWN, CAROL J			17	118,069	1000	11,988	1,112.00										
2013	2013-660003110	BROWN, CAROL J			17	116,399	0	12,804	1,172.00										



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	15750		
Non-Ag Acres	0.2784		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	12,128.00 x 5.15 = 62,459		
Factor Value			
Adjustments	1.0000		
Lot Value	62,459		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,570 / 1,570
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,570
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 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	166,799 106.24 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	211,140 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	116,167
Lot Value	62,459
Indicated Value	178,626 113.77 Per SqFt
Agland Value	
Site Improvements	5,000
Total Value	183,626 116.96 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.91	Total Misc Impr	+ 13,580
Roofing Adj	+ 4.47	Garage Cost	+ 14,259
Subfloor Adj	+ -1.15	Total RCN	= 227,779
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	- 111,612
Plumbing Adj	+ 6.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,167
Adj Base Cost	= 127.35	Lot Value	+ 62,459
Total Area	x 1,570	Indicated Value	= 178,626
Adjusted Cost	= 199,940	Value Per SqFt	113.77

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7885	86		86	24.00		2,064
PRCH	SLAB PORCH - COVERED	7886	28x18		504	22.85		11,516



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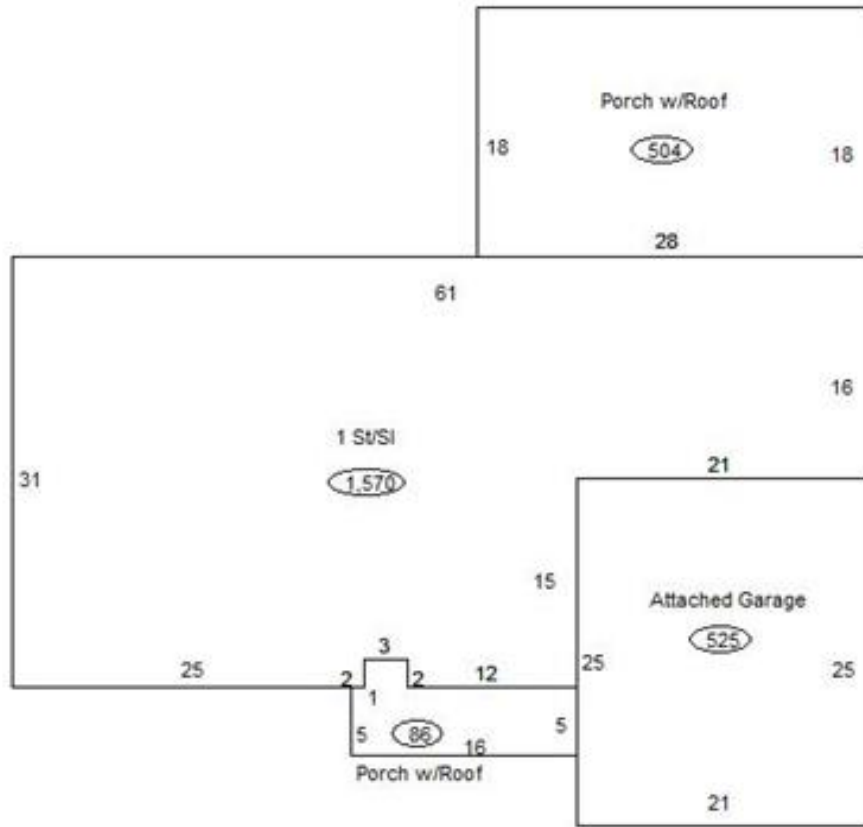
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### Sketch Image

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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	1,570	1.000	1,570
2	G	1		13	Attached Garage	525	1.000	525
3	M	PRCH		13	SLBC	86	1.000	86
4	M	PRCH		13	SLBC	504	1.000	504
<b>Total Building Area</b>						<b>1,570</b>		<b>1,570</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000	25,000	20,000	5,000



STF	STG FAIR	0x0x0		
Qual	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )				