



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:24:40
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003111 Parcel ID 000000-00-0-10435-004-0004 Cadastral ID 04-21-16-02930 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 296678 RUPE, DARREL L & DELAINE S 1503 N CHOCTAW PL CLAREMORE OK 74017-0000					<p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0086.JPG 4/6/2023</p>																																																																																																																				
Parcel Location Situs 01503 N CHOCTAW PL Subdivision STONEGATE Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32399644 -95.60145179					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/17/2026
 Time 03:24:40
 Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.2804	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,214.00 x 5.15 = 62,902	
Factor Value		
Adjustments	1.0000	
Lot Value	62,902	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,124 / 2,124
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,124
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	521 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	220,622 103.87 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	211,300 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.01	Total Misc Impr	+ 7,353				
Roofing Adj	+ 4.63	Garage Cost	+ 16,458				
Subfloor Adj	+ -2.19	Total RCN	= 292,518				
Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 140,409				
Plumbing Adj	+ 5.42	Lump Sums	+ 2,239				
Basement Adj	+ 0.00	RCNLD	= 154,348				
Adj Base Cost	= 126.51	Lot Value	+ 62,902				
Total Area	x 2,124	Indicated Value	= 217,250				
Adjusted Cost	= 268,707	Value Per SqFt	102.28				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	154,348
Lot Value	62,902
Indicated Value	217,250 102.28 Per SqFt
Agland Value	
Site Improvements	
Total Value	217,250 102.28 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	5,615.40		5,615
WODO	WOOD DECK - OPEN	7889		206	206	21.74	50%	2,239
PATO	SLAB PORCH - OPEN	7890		159	159	10.93		1,738



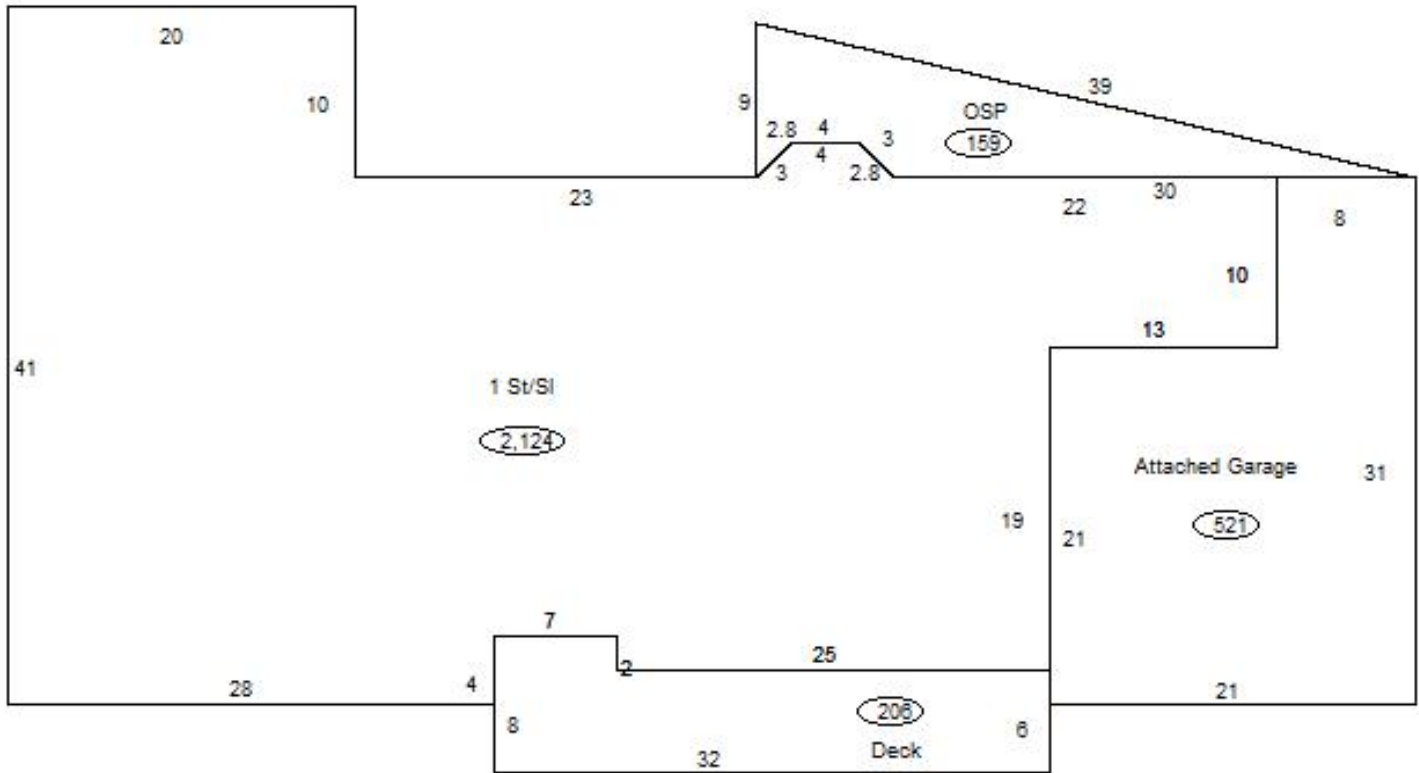
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Date 04/17/2026
 Time 03:24:40
 Page 3

Sketch Image

660003111



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,124	1.000	2,124
2	G	1		13	Attached Garage	521	1.000	521
3	M	WODO		13	WODO	206	1.000	206
4	M	PATO		13	Open Slab	159	1.000	159
Total Building Area						2,124		2,124



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Time 03:24:40
Page 4

660003111

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)				