



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 660003113 Parcel ID 000000-00-0-10435-004-0006 Cadastral ID 04-21-16-02950 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 272504 MARTIN, W JOYCE MARTIN TRUSTEE 1411 N CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 01411 N CHOCTAW PL Subdivision STONEGATE Lot/Block 0006 / 0004 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_0083.JPG 4/6/2023</p>														
Legal Description Lat/Long: 36.32338415 -95.60143954																			
LOT 6 BLOCK 4 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	1197/451	DUGONE, HATTIE TRUSTEE	10/18/1999	130,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2000		Land Value 70,319	39,414	11%	4,336	Assessed	21,126	1,952.68										
Year Frozen	0		Improvements 174,558	152,640		16,790	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 244,877	192,054		21,126	Total Taxable	20,126	1,860.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	239,141	1000	19,510	1,803.00										
2024	2024-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	242,816	1000	18,914	1,748.00										
2023	2023-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	188,042	1000	18,333	1,679.00										
2022	2022-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	170,640	1000	17,770	1,645.00										
2021	2021-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	169,638	1000	17,660	1,559.00										
2020	2020-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	167,001	1000	17,370	1,591.00										
2019	2019-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	162,612	1000	16,887	1,564.00										
2018	2018-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	169,295	1000	17,622	1,628.00										
2017	2017-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	167,945	1000	17,474	1,605.00										
2016	2016-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	163,838	1000	17,022	1,598.00										
2015	2015-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	162,579	1000	16,877	1,522.00										
2014	2014-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	163,843	1000	16,356	1,517.00										
2013	2013-660003113	MARTIN, W JOYCE MARTIN TRUSTEE			17	156,551	1000	15,851	1,451.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.3305	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	<p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0083.JPG 4/6/2023</p>
Base Lot Value	14,398.00 x 4.88 = 70,319	
Factor Value		
Adjustments	1.0000	
Lot Value	70,319	

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	2,225 / 2,225
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,225
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41

Cost Approach		Manual : 01/2025	
Base Cost	104.95	Total Misc Impr	+ 32,699
Roofing Adj	+ 4.58	Garage Cost	+ 15,527
Subfloor Adj	+ -2.19	Total RCN	= 329,355
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 154,797
Plumbing Adj	+ 6.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 174,558
Adj Base Cost	= 126.35	Lot Value	+ 70,319
Total Area	x 2,225	Indicated Value	= 244,877
Adjusted Cost	= 281,129	Value Per SqFt	110.06

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	225,615	101.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	215,070		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,558		
Lot Value	70,319		
Indicated Value	244,877	110.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,877	110.06	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
PRCH	SLAB PORCH - COVERED	7897		100	100	26.62		2,662
EPSW	ENCLOSED PORCH - SOLID WALL	7898	20x18		360	67.84		24,422



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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/SI	2,225	1.000	2,225
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	100	1.000	100
4	M	EPSW		13	EPSW	360	1.000	360
Total Building Area						2,225		2,225