



# 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	660003116													
Parcel ID	000000-00-0-10435-004-0009													
Cadastral ID	04-21-16-02980													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	341563													
HAGGARD, SUSAN KAY														
1408 N CHOCTAW AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01408 N CHOCTAW AVE													
Subdivision	STONEGATE													
Lot/Block	0009 / 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 Lat/Long: 36.32291120 -95.60181306														
Building Permits														
LOT 9 BLOCK 4 STONEGATE														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	THE PECAN PORCH INC	05/04/2023	298,000	YES										
/	POYER, JO ANN TRUST	12/15/2022	227,500	YES										
2279/421	OWEN, BOB D & BARBARA E	10/12/2012	162,000	YES										
1186/352	WHITLOCK, JAMES K JR &--SUSAN J	08/10/1999	100,000	Yes										
1031/100	MERRIOTT, PAUL	07/02/1996	90,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2024	Land Value	123,247	123,247	11%	13,557	Assessed	32,661 3,018.86						
Year Frozen	2013	Improvements	173,670	173,670		19,104	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	296,917	296,917		32,661	Total Taxable	32,661 3,019.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003116	HAGGARD, SUSAN KAY	17	290,565	0	31,962	2,954.00							
2024	2024-660003116	HAGGARD, SUSAN KAY	17	300,013	0	33,002	3,050.00							
2023	2023-660003116	HAGGARD, SUSAN KAY	17	213,795	0	23,517	2,154.00							
2022	2022-660003116	POYER, JO ANN TRUST	17	201,067	1000	16,951	1,569.00							
2021	2021-660003116	POYER, JO ANN TRUST	17	189,333	1000	16,951	1,497.00							
2020	2020-660003116	POYER, JO ANN TRUST	17	186,367	1000	16,951	1,552.00							
2019	2019-660003116	POYER, JO ANN TRUST	17	179,032	1000	16,951	1,570.00							
2018	2018-660003116	POYER, JO ANN TRUST	17	182,354	1000	16,951	1,566.00							
2017	2017-660003116	POYER, JO ANN TRUST	17	180,904	1000	16,951	1,557.00							
2016	2016-660003116	POYER, JO ANN TRUST	17	176,386	1000	16,951	1,591.00							
2015	2015-660003116	POYER, JO ANN TRUST	17	171,125	1000	16,951	1,529.00							
2014	2014-660003116	POYER, JO ANN TRUST	17	172,444	1000	16,951	1,572.00							
2013	2013-660003116	POYER, JO ANN TRUST	17	163,191	1000	16,951	1,551.00							



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 15750 <b>Non-Ag Acres</b> 0.2616 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 11,396.00 x 5.15 = 58,689 <b>Factor Value</b> <b>Adjustments</b> 2.1000 <b>Lot Value</b> 123,247		
\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0061.JPG 4/6/2023		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,728 / 1,728
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,728
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	664 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	STANDARD -
<b>Year/Eff Age</b>	1975 / 29

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	208,654	120.75	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	236,590		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.86	<b>Total Misc Impr</b>	+ 18,049				
<b>Roofing Adj</b>	+ 4.84	<b>Garage Cost</b>	+ 20,013				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 271,359				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 36%)</b>	- 97,689				
<b>Plumbing Adj</b>	+ 8.98	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 173,670				
<b>Adj Base Cost</b>	= 135.01	<b>Lot Value</b>	+ 123,247				
<b>Total Area</b>	x 1,728	<b>Indicated Value</b>	= 296,917				
<b>Adjusted Cost</b>	= 233,297	<b>Value Per SqFt</b>	171.83				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	173,670		
<b>Lot Value</b>	123,247		
<b>Indicated Value</b>	296,917	171.83	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	296,917	171.83	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	7909	28x6		168	26.40		4,435
PRCH	SLAB PORCH - COVERED	7910	22x14		308	25.97		7,999



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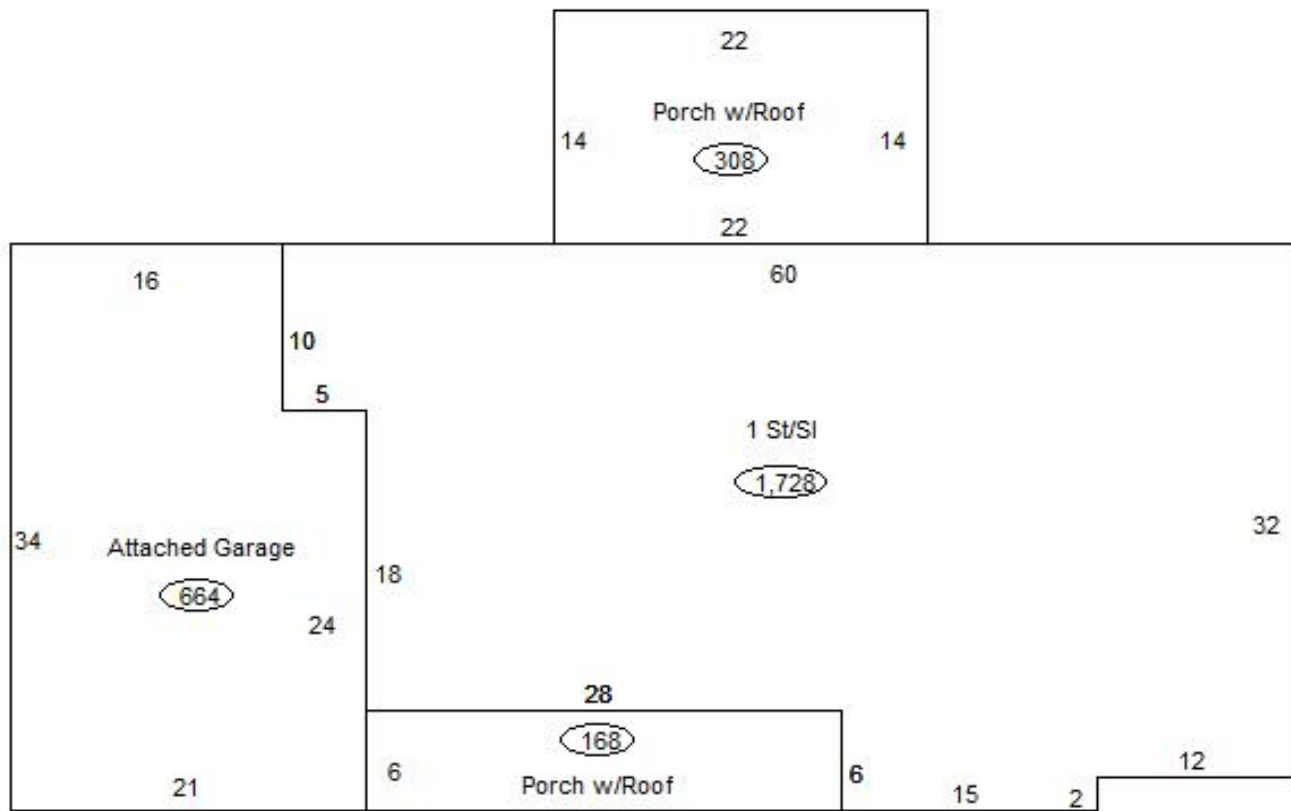
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### Sketch Image

660003116



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,728	1.000	1,728
2	G	1		13	Attached Garage	664	1.000	664
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	308	1.000	308
<b>Total Building Area</b>						1,728		1,728