



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:24:53
Page 1

Assessment Data					Primary Image														
Account 660003118 Parcel ID 000000-00-0-10435-004-0011 Cadastral ID 04-21-16-03000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 61714 NIEDERMAIER, JOHN JR & EYVONNE - TRUST 1412 N CHOCTAW AVE CLAREMORE OK 74017-0000																			
Parcel Location Situs 01412 N CHOCTAW AVE Subdivision STONEGATE Lot/Block 0011 / 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: 36.32349735 -95.60201354					Building Permits														
LOT 11 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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	876/124		03/11/1992	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	56,475	37,643	11%	4,141	Assessed	16,802	1,553.01										
Year Frozen	0	Improvements	119,017	115,100		12,661	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	175,492	152,743		16,802	Total Taxable	15,802	1,461.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003118	NIEDERMAIER, JOHN JR &			17	171,630	1000	15,312	1,415.00										
2024	2024-660003118	NIEDERMAIER, JOHN JR &			17	182,878	1000	14,837	1,371.00										
2023	2023-660003118	NIEDERMAIER, JOHN JR &			17	152,570	1000	14,376	1,317.00										
2022	2022-660003118	NIEDERMAIER, JOHN JR &			17	135,712	1000	13,928	1,289.00										
2021	2021-660003118	NIEDERMAIER, JOHN JR &			17	141,314	1000	14,545	1,284.00										
2020	2020-660003118	NIEDERMAIER, JOHN JR &			17	139,221	1000	14,271	1,307.00										
2019	2019-660003118	NIEDERMAIER, JOHN JR &			17	134,785	1000	13,826	1,281.00										
2018	2018-660003118	NIEDERMAIER, JOHN JR &			17	140,344	1000	14,438	1,334.00										
2017	2017-660003118	NIEDERMAIER, JOHN JR &			17	139,275	1000	14,320	1,315.00										
2016	2016-660003118	NIEDERMAIER, JOHN JR &			17	136,024	1000	13,963	1,311.00										
2015	2015-660003118	NIEDERMAIER, JOHN JR &			17	134,996	1000	13,850	1,249.00										
2014	2014-660003118	NIEDERMAIER, JOHN JR &			17	136,006	1000	13,680	1,269.00										
2013	2013-660003118	NIEDERMAIER, JOHN JR &			17	130,622	1000	13,252	1,213.00										




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:24:53
Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15750 Non-Ag Acres 0.2517 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,966.00 x 5.15 = 56,475 Factor Value Adjustments 1.0000 Lot Value 56,475		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0063.JPG 4/6/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,600 / 1,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 41

Cost Approach				Manual : 01/2025			
Base Cost	100.40	Total Misc Impr	+ 35,270	Roofing Adj	+ 4.27	Garage Cost	+ 0
Subfloor Adj	+ 1.15	Total RCN	= 233,366	Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 114,349
Plumbing Adj	+ 6.52	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 119,017
Adj Base Cost	= 123.81	Lot Value	+ 56,475	Total Area	x 1,600	Indicated Value	= 175,492
		Value Per SqFt	109.68	Adjusted Cost	= 198,096		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	116,721	72.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	167,270		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,017		
Lot Value	56,475		
Indicated Value	175,492	109.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	175,492	109.68	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	5,095.98	5,096
GRAT	GARAGE - ATTACHED	7916		500	500	27.44	13,720
PRCH	SLAB PORCH - COVERED	7917		26x5	130	23.84	3,099
EPSW	ENCLOSED PORCH - SOLID WALL	144918		18x12	216	61.83	13,355



Rogers

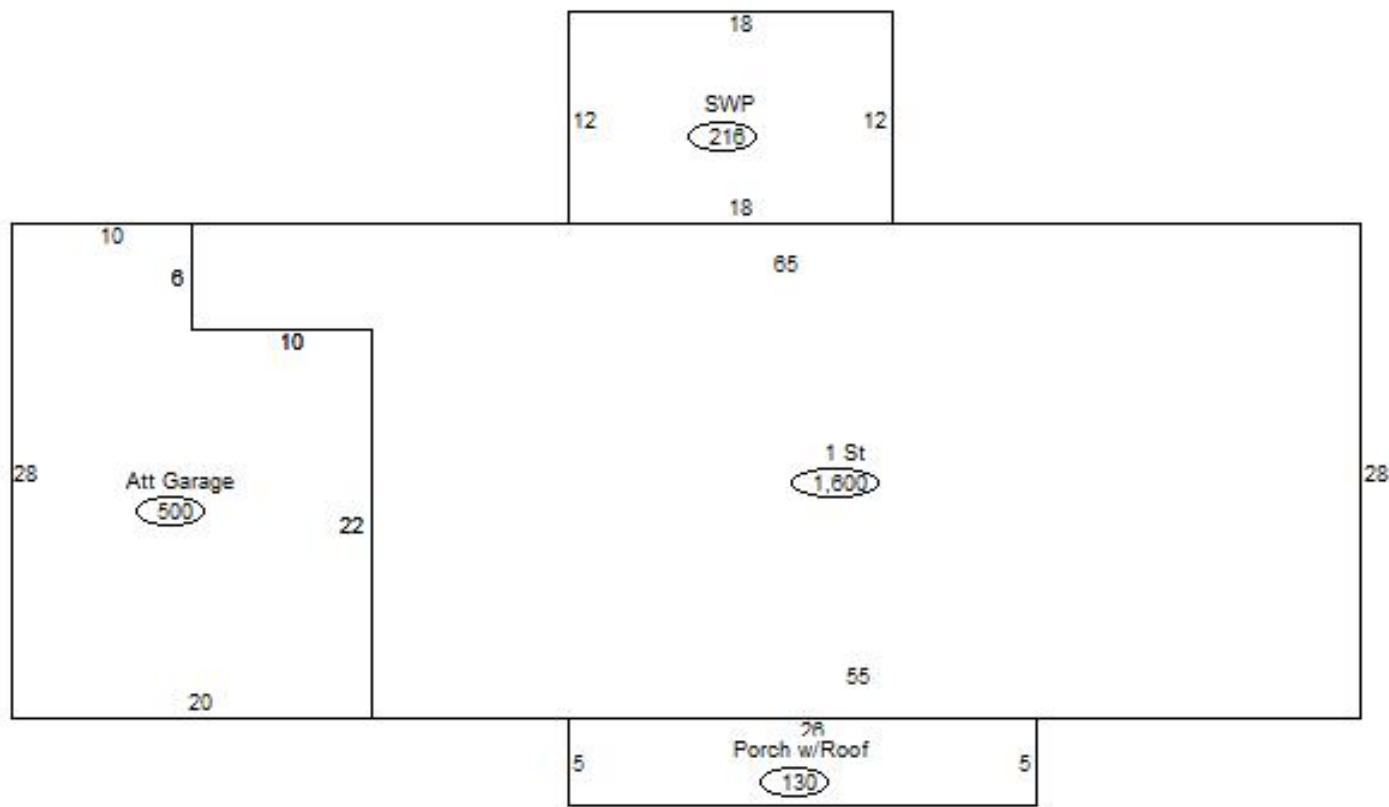
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:24:53
 Page 3

Sketch Image

660003118



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1		13	1 St	1,600	1.000	1,600
2	M	GRAT		13	Att Gar	500	1.000	500
3	M	PRCH		13	SLBC	130	1.000	130
4	M	EPSW		13	EPSW	216	1.000	216
Total Building Area						1,600		1,600



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:24:53
Page 4

660003118

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)				