



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 660003122 Parcel ID 000000-00-0-10435-004-0015 Cadastral ID 04-21-16-03040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 336460 GARDNER, JACK & CONNIE 1508 N CHOCTAW AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01508 N CHOCTAW AVE Subdivision STONEGATE Lot/Block 0015 / 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_0074.JPG 4/6/2023</p>														
Legal Description Lat/Long: 36.32459044 -95.60193415																			
LOT 15 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	/	LINGENFELTER, JERRY R &	11/12/2021	250,000	YES										
H	Homestead	No	1,000																
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022		Land Value	62,557	61,139	11%	6,725	Assessed	22,277	2,059.06									
Year Frozen	2022		Improvements	144,662	141,382		15,552	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-92.00									
TIF Project ID	0		Total Value	207,219	202,521		22,277	Total Taxable	21,277	1,967.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003122	GARDNER, JACK & CONNIE			17	202,521	1000	21,277	1,967.00										
2024	2024-660003122	GARDNER, JACK & CONNIE			17	207,979	1000	21,878	2,022.00										
2023	2023-660003122	GARDNER, JACK & CONNIE			17	250,000	1000	26,500	2,427.00										
2022	2022-660003122	GARDNER, JACK & CONNIE			17	250,000	1000	26,500	2,453.00										
2021	2021-660003122	LINGENFELTER, JERRY R &			17	157,927	1000	16,372	1,446.00										
2020	2020-660003122	LINGENFELTER, JERRY R &			17	155,527	1000	16,108	1,475.00										
2019	2019-660003122	LINGENFELTER, JERRY R &			17	152,055	1000	15,726	1,457.00										
2018	2018-660003122	LINGENFELTER, JERRY R &			17	158,707	1000	16,458	1,521.00										
2017	2017-660003122	LINGENFELTER, JERRY R &			17	157,462	1000	16,321	1,499.00										
2016	2016-660003122	LINGENFELTER, JERRY R &			17	153,684	1000	15,905	1,493.00										
2015	2015-660003122	LINGENFELTER, JERRY R &			17	152,468	1000	15,771	1,422.00										
2014	2014-660003122	LINGENFELTER, JERRY R &			17	153,670	1000	15,500	1,437.00										
2013	2013-660003122	LINGENFELTER, JERRY R &			17	147,819	1000	15,019	1,374.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.2789	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,147.00 x 5.15 = 62,557	
Factor Value		
Adjustments	1.0000	
Lot Value	62,557	

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	2,146 / 2,146
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,146
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	567 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,888	93.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	215,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.14	Total Misc Impr	+	11,642			
Roofing Adj	+ 4.19	Garage Cost	+	15,133			
Subfloor Adj	+ -1.09	Total RCN	=	283,651			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	138,989			
Plumbing Adj	+ 5.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	144,662			
Adj Base Cost	= 119.70	Lot Value	+	62,557			
Total Area	x 2,146	Indicated Value	=	207,219			
Adjusted Cost	= 256,876	Value Per SqFt		96.56			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,662		
Lot Value	62,557		
Indicated Value	207,219	96.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,219	96.56	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
PRCH	SLAB PORCH - COVERED	7933	20x6		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	7934	155		155	23.74		3,680



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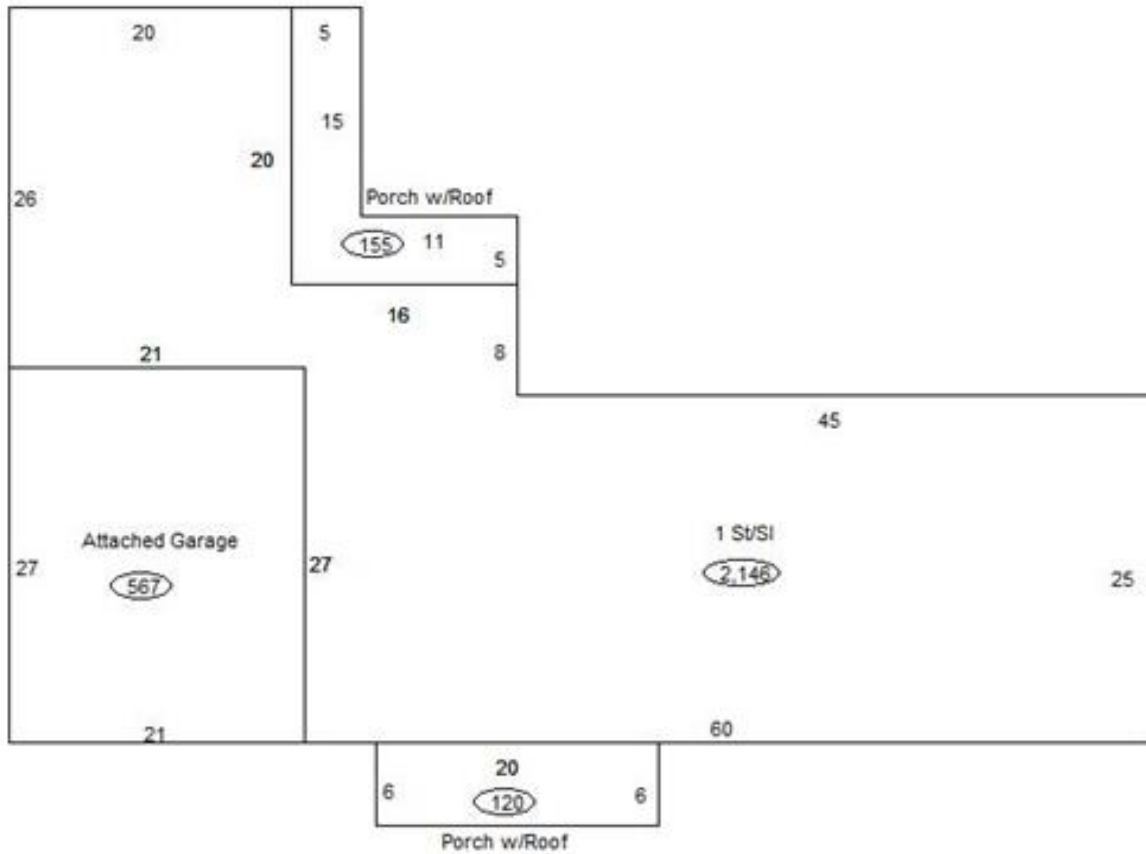
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Sketch Image

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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/SI	2,146	1.000	2,146
2	G	1		13	Attached Garage	567	1.000	567
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	155	1.000	155
Total Building Area						2,146		2,146



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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 (30% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				