



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:24:59  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003123 <b>Parcel ID</b> 000000-00-0-10435-004-0016 <b>Cadastral ID</b> 04-21-16-03050 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 68114 BOX, DAVID ALLEN  1510 N CHOCTAW AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01510 N CHOCTAW AVE <b>Subdivision</b> STONEGATE <b>Lot/Block</b> 0016 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32484486 -95.60183545										<b>Building Permits</b> \\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0072.JPG 4/6/2023																																																																																																															
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Time 03:24:59  
Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.2926	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,748.00 x 5.15 = 65,652	
Factor Value		
Adjustments	1.0000	
Lot Value	65,652	

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	1,587 / 1,587
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,587
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 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	
Adjusted R	0.8445		
Indicated Value	165,076	104.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	209,370		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.67	Total Misc Impr	+	13,142			
Roofing Adj	+ 4.27	Garage Cost	+	14,784			
Subfloor Adj	+ -1.16	Total RCN	=	221,254			
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	-	108,414			
Plumbing Adj	+ 6.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,840			
Adj Base Cost	= 121.82	Lot Value	+	65,652			
Total Area	x 1,587	Indicated Value	=	178,492			
Adjusted Cost	= 193,328	Value Per SqFt		112.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,840		
Lot Value	65,652		
Indicated Value	178,492	112.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	178,492	112.47	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	7937	24x6		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	7938	14x14		196	23.58		4,622



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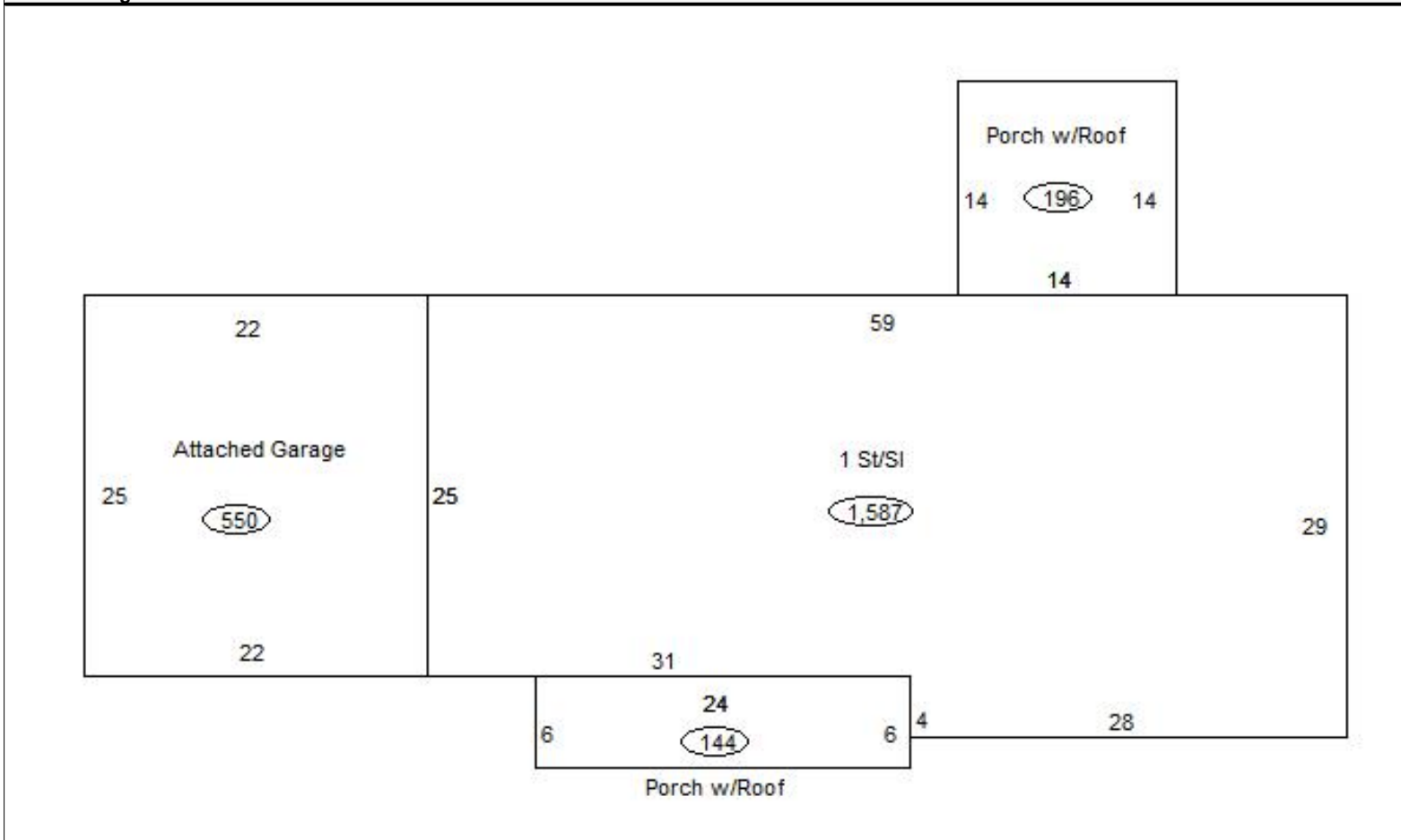
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 Page 3

### Sketch Image

660003123



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,587	1.000	1,587
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	196	1.000	196
<b>Total Building Area</b>						1,587		1,587