



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 660003124 Parcel ID 000000-00-0-10435-005-0001 Cadastral ID 04-21-16-03060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 68124 STRIPLIN, THEODORE H JR TRUSTEE 1509 N CHOCTAW AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01509 N CHOCTAW AVE Subdivision STONEGATE Lot/Block 0001 / 0005 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_0077.JPG 4/6/2023</p>														
Legal Description Lot/Long: 36.32482772 -95.60232752																			
LOT 1 BLOCK 5 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															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	64,725	38,192	11%	4,201	Assessed	20,584	1,902.58										
Year Frozen	0	Improvements	182,819	148,937		16,383	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	247,544	187,129		20,584	Total Taxable	19,584	1,810.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003124	STRIPLIN, THEODORE H JR			17	241,412	1000	18,985	1,755.00										
2024	2024-660003124	STRIPLIN, THEODORE H JR			17	229,578	1000	18,403	1,701.00										
2023	2023-660003124	STRIPLIN, THEODORE H JR			17	186,825	1000	17,837	1,634.00										
2022	2022-660003124	STRIPLIN, THEODORE H JR			17	166,264	1000	17,289	1,600.00										
2021	2021-660003124	STRIPLIN, THEODORE H JR			17	174,868	1000	18,235	1,610.00										
2020	2020-660003124	STRIPLIN, THEODORE H JR			17	172,115	1000	17,933	1,642.00										
2019	2019-660003124	STRIPLIN, THEODORE H JR			17	167,711	1000	17,448	1,616.00										
2018	2018-660003124	STRIPLIN, THEODORE H JR			17	174,932	1000	18,243	1,686.00										
2017	2017-660003124	STRIPLIN, THEODORE H JR			17	173,413	1000	18,075	1,660.00										
2016	2016-660003124	STRIPLIN, THEODORE H JR			17	169,257	1000	17,618	1,654.00										
2015	2015-660003124	STRIPLIN, THEODORE H JR			17	167,749	1000	17,452	1,574.00										
2014	2014-660003124	STRIPLIN, THEODORE H JR			17	169,121	1000	17,011	1,577.00										
2013	2013-660003124	STRIPLIN, THEODORE H JR			17	161,364	1000	16,486	1,509.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15750 Non-Ag Acres 0.2885 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,568.00 x 5.15 = 64,725 Factor Value Adjustments 1.0000 Lot Value 64,725		

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	2,378 / 2,378
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,378
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1973 / 40

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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	250,958	105.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	234,200		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.04	Total Misc Impr	+ 12,518				
Roofing Adj	+ 4.54	Garage Cost	+ 17,211				
Subfloor Adj	+ -2.19	Total RCN	= 326,979				
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 150,410				
Plumbing Adj	+ 5.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 176,569				
Adj Base Cost	= 125.00	Lot Value	+ 64,725				
Total Area	x 2,378	Indicated Value	= 241,294				
Adjusted Cost	= 297,250	Value Per SqFt	101.47				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,569		
Lot Value	64,725		
Indicated Value	241,294	101.47	Per SqFt
Agland Value			
Site Improvements	6,250		
Total Value	247,544	104.10	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	7941	22x4		88	26.65	2,345
PRCH	SLAB PORCH - COVERED	7942	22x18		396	25.69	10,173



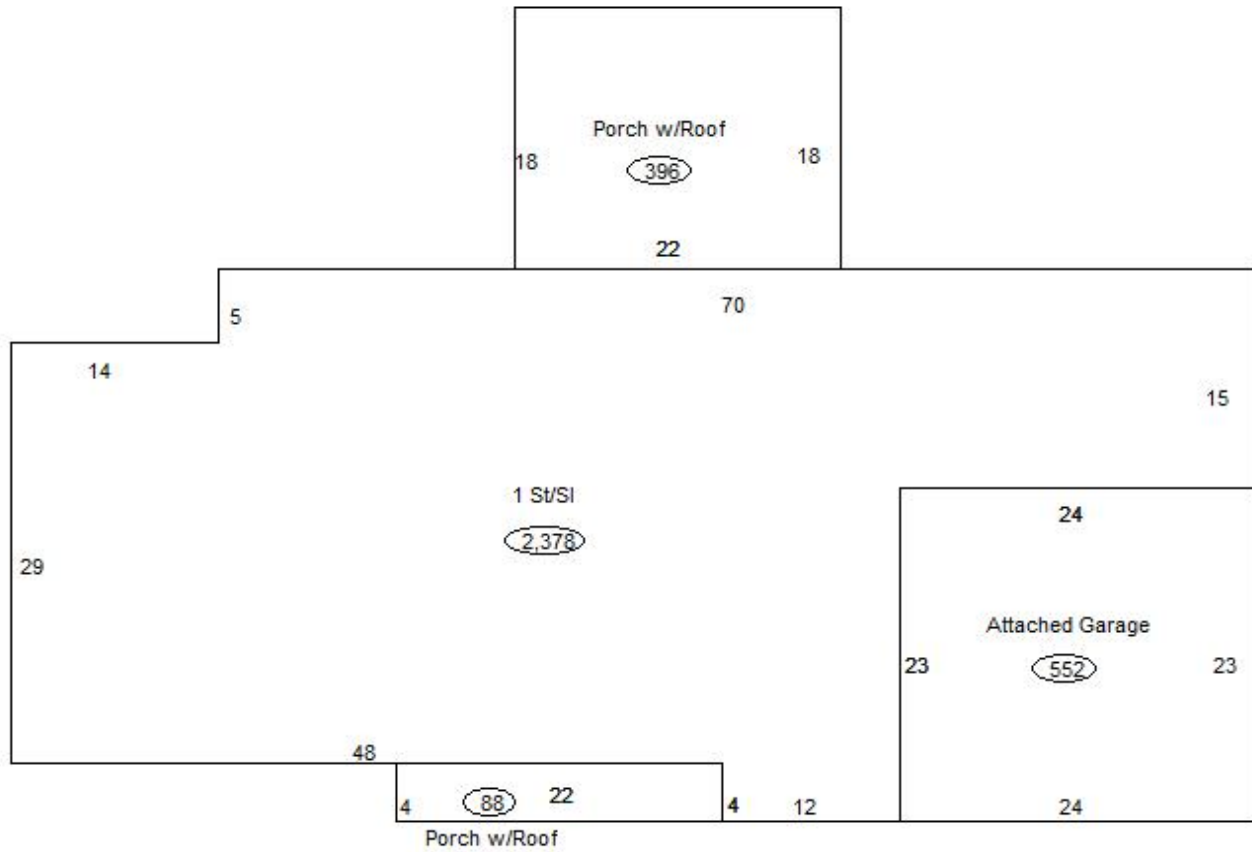
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Sketch Image

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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	2,378	1.000	2,378
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PRCH		13	SLBC	396	1.000	396
Total Building Area						2,378		2,378



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	18,750	6,250



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)					