



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 660003125 Parcel ID 000000-00-0-10435-005-0002 Cadastral ID 04-21-16-03070 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 3311113 OETTING, KEVIN L & MARY LYNISE 1507 N CHOCTAW AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01507 N CHOCTAW AVE Subdivision STONEGATE Lot/Block 0002 / 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_0071.JPG 4/6/2023</p>														
Legal Description Lat/Long: 36.32458847 -95.60244562																			
LOT 2 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	/	SHORT, TRENT C & ALYSON	06/12/2020	190,000	YES										
H	Homestead	No	1,000		2673/559	MILLER, BETTY L-TRUST	11/06/2017	157,500	YES										
					1312/199	MILLER, BETTY L &	07/31/2001	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2021		Land Value 58,870	48,750	11%	5,363	Assessed	23,178	2,142.34										
Year Frozen	0		Improvements 162,670	161,958		17,815	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 221,540	210,708		23,178	Total Taxable	22,178	2,050.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003125	OETTING, KEVIN L &			17	216,111	1000	21,503	1,988.00										
2024	2024-660003125	OETTING, KEVIN L &			17	221,944	1000	20,848	1,927.00										
2023	2023-660003125	OETTING, KEVIN L &			17	202,219	1000	20,212	1,851.00										
2022	2022-660003125	OETTING, KEVIN L &			17	187,213	1000	19,593	1,814.00										
2021	2021-660003125	OETTING, KEVIN L &			17	191,802	1000	20,098	1,775.00										
2020	2020-660003125	OETTING, KEVIN L &			17	155,114	0	17,063	1,562.00										
2019	2019-660003125	SHORT, TRENT C & ALYSON			17	151,408	0	16,655	1,543.00										
2018	2018-660003125	SHORT, TRENT C & ALYSON			17	157,902	0	17,369	1,605.00										
2017	2017-660003125	MILLER, BETTY L-TRUST			17	156,654	1000	15,622	1,435.00										
2016	2016-660003125	MILLER, BETTY L			17	152,890	1000	15,138	1,421.00										
2015	2015-660003125	MILLER, BETTY L			17	149,597	1000	14,668	1,323.00										
2014	2014-660003125	MILLER, BETTY L			17	150,741	1000	14,212	1,318.00										
2013	2013-660003125	MILLER, BETTY L			17	145,454	1000	13,769	1,260.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.2624	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,431.00 x 5.15 = 58,870	
Factor Value		
Adjustments	1.0000	
Lot Value	58,870	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,044 / 2,044
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,044
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41

Cost Approach				Manual : 01/2025			
Base Cost	112.50	Total Misc Impr	+ 16,377				
Roofing Adj	+ 4.67	Garage Cost	+ 15,527				
Subfloor Adj	+ -2.19	Total RCN	= 306,924				
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 144,254				
Plumbing Adj	+ 6.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 162,670				
Adj Base Cost	= 134.55	Lot Value	+ 58,870				
Total Area	x 2,044	Indicated Value	= 221,540				
Adjusted Cost	= 275,020	Value Per SqFt	108.39				



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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	212,291	103.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	226,260		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,670		
Lot Value	58,870		
Indicated Value	221,540	108.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	221,540	108.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7945	22x7		154	26.45		4,073
PRCH	SLAB PORCH - COVERED	7946	256		256	26.13		6,689
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



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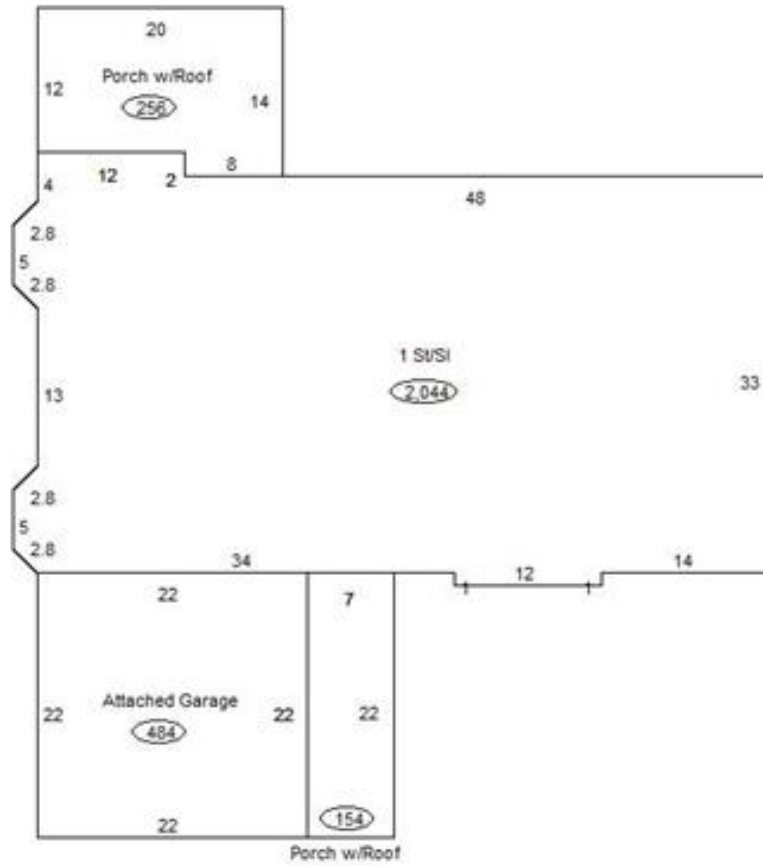
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Sketch Image

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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	2,044	1.000	2,044
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	154	1.000	154
4	M	PRCH		13	SLBC	256	1.000	256
Total Building Area						2,044		2,044



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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 (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				