



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660003127 <b>Parcel ID</b> 000000-00-0-10435-005-0004 <b>Cadastral ID</b> 04-21-16-03090 <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> 309972 JAMES FAMILY REVOCABLE TRUST  1503 N CHOCTAW AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01503 N CHOCTAW AVE <b>Subdivision</b> STONEGATE <b>Lot/Block</b> 0004 / 0005 <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					<p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0067.JPG 4/6/2023</p>														
<b>Legal Description</b> Lot/Long: 36.32408852 -95.60252501																			
LOT 4 BLOCK 5 STONEGATE					<b>Building Permits</b>														
					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2335/700	JAMES, A D & JENNA V	06/20/2013	0	4										
H	Homestead	No	1,000		2324/361	HURST, GLADYS J &	05/02/2013	130,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2014		<b>Land Value</b>	57,330	40,192	11%	4,421	<b>Assessed</b>	16,629 1,537.02										
<b>Year Frozen</b>	2005		<b>Improvements</b>	133,860	110,983		12,208	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000 -92.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	191,190	151,175		16,629	<b>Total Taxable</b>	15,629 1,445.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660003127	JAMES FAMILY REVOCABLE TRUST			17	186,879	1000	15,145	1,400.00										
2024	2024-660003127	JAMES FAMILY REVOCABLE TRUST			17	177,248	1000	14,675	1,356.00										
2023	2023-660003127	JAMES FAMILY REVOCABLE TRUST			17	147,334	1000	14,219	1,302.00										
2022	2022-660003127	JAMES FAMILY REVOCABLE TRUST			17	134,319	1000	13,775	1,275.00										
2021	2021-660003127	JAMES FAMILY REVOCABLE TRUST			17	137,737	1000	14,151	1,250.00										
2020	2020-660003127	JAMES FAMILY REVOCABLE TRUST			17	135,700	1000	13,849	1,268.00										
2019	2019-660003127	JAMES FAMILY REVOCABLE TRUST			17	131,059	1000	13,416	1,243.00										
2018	2018-660003127	JAMES FAMILY REVOCABLE TRUST			17	136,380	1000	14,002	1,294.00										
2017	2017-660003127	JAMES FAMILY REVOCABLE TRUST			17	135,371	1000	13,891	1,276.00										
2016	2016-660003127	JAMES FAMILY REVOCABLE TRUST			17	132,211	1000	13,543	1,271.00										
2015	2015-660003127	JAMES FAMILY REVOCABLE TRUST			17	128,509	1000	13,136	1,185.00										
2014	2014-660003127	JAMES FAMILY REVOCABLE TRUST			17	129,443	1000	13,239	1,228.00										
2013	2013-660003127	JAMES FAMILY REVOCABLE TRUST			17	134,707	1000	9,247	846.00										



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	15750		
Non-Ag Acres	0.2555		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,132.00 x 5.15 = 57,330		
Factor Value			
Adjustments	1.0000		
Lot Value	57,330		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,928 / 1,928
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,928
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	172,590 89.52 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	184,550 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	133,860
Lot Value	57,330
Indicated Value	191,190 99.16 Per SqFt
Agland Value	
Site Improvements	
Total Value	191,190 99.16 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.61	Total Misc Impr	+ 8,818
Roofing Adj	+ 4.30	Garage Cost	+ 11,700
Subfloor Adj	+ -1.12	Total RCN	= 255,098
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	- 124,998
Plumbing Adj	+ 5.41	Lump Sums	+ 3,760
Basement Adj	+ 0.00	RCNLD	= 133,860
Adj Base Cost	= 121.67	Lot Value	+ 57,330
Total Area	x 1,928	Indicated Value	= 191,190
Adjusted Cost	= 234,580	Value Per SqFt	99.16

### 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	7953	5x4		20	24.21		484
PRCH	SLAB PORCH - COVERED	7954	17x8		136	23.81		3,238
WODO	WOOD DECK - OPEN	144919	14x12		168	22.38		3,760

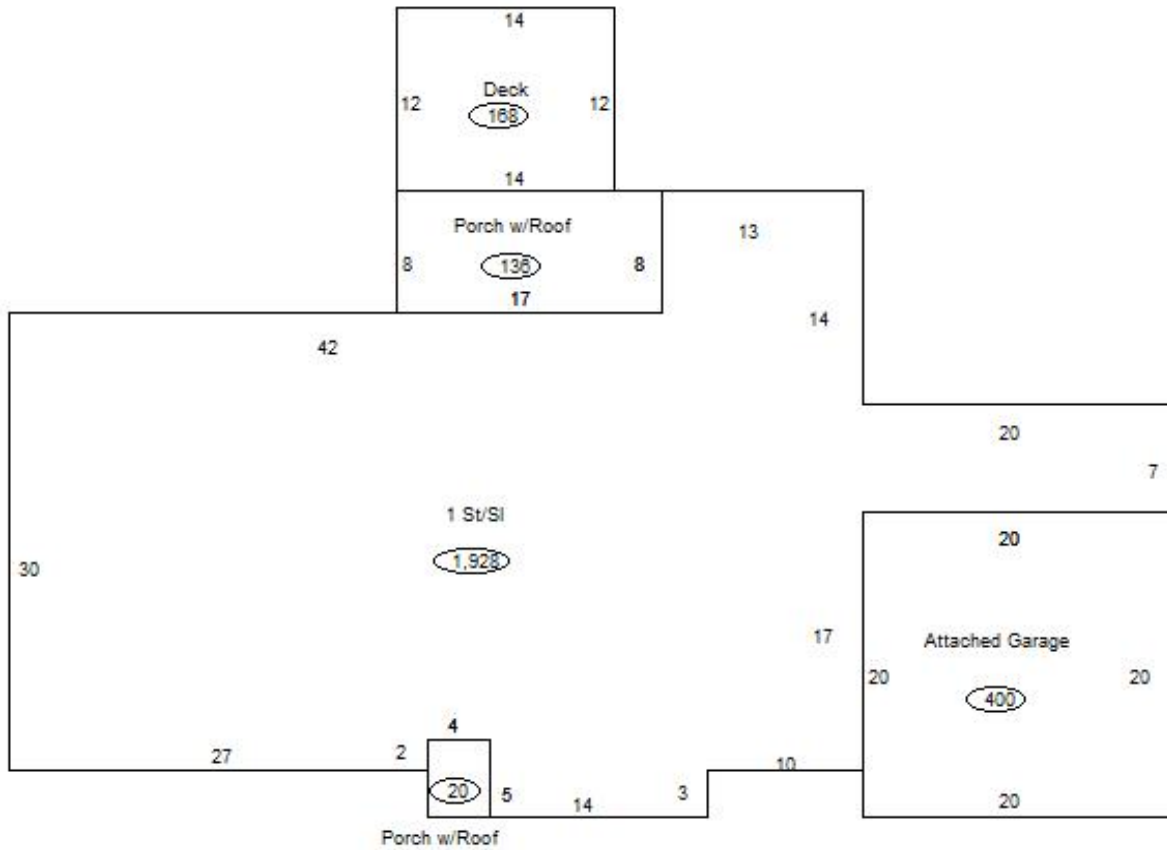


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Sketch Image

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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/Sl	1,928	1.000	1,928
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PRCH		13	SLBC	136	1.000	136
5	M	WODO		13	WODO	168	1.000	168
<b>Total Building Area</b>						1,928		1,928



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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	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				