



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:34:44
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Assessment Data					Primary Image																																																																																																																				
Account 660003145 Parcel ID 000000-00-0-10435-007-0008 Cadastral ID 04-21-16-03270 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 340481 KARLESKINT, LEEBOURIS BENJAMIN & MARILYN ANN 226 N CHOCTAW CT CLAREMORE OK 74017-0000 Parcel Location Situs 00226 N CHOCTAW CT Subdivision STONEGATE Lot/Block 0008 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32291163 -95.60311976																																																																																																																									
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.3179	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,849.00 x 4.98 = 68,996	
Factor Value		
Adjustments	1.1610	
Lot Value	80,104	

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	1,647 / 1,647
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,647
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1972 / 41

Cost Approach		Manual : 01/2025	
Base Cost	102.36	Total Misc Impr	+ 15,545
Roofing Adj	+ 4.34	Garage Cost	+ 14,325
Subfloor Adj	+ -1.15	Total RCN	= 233,027
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 114,183
Plumbing Adj	+ 6.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 118,844
Adj Base Cost	= 123.35	Lot Value	+ 80,104
Total Area	x 1,647	Indicated Value	= 198,948
Adjusted Cost	= 203,157	Value Per SqFt	120.79



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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	167,663	101.80	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	216,910 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,844		
Lot Value	80,104		
Indicated Value	198,948	120.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	198,948	120.79	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
EPSW	ENCLOSED PORCH - SOLID WALL	8027	12x12		144	62.53		9,004
PRCH	SLAB PORCH - COVERED	8028	10x6		60	24.08		1,445



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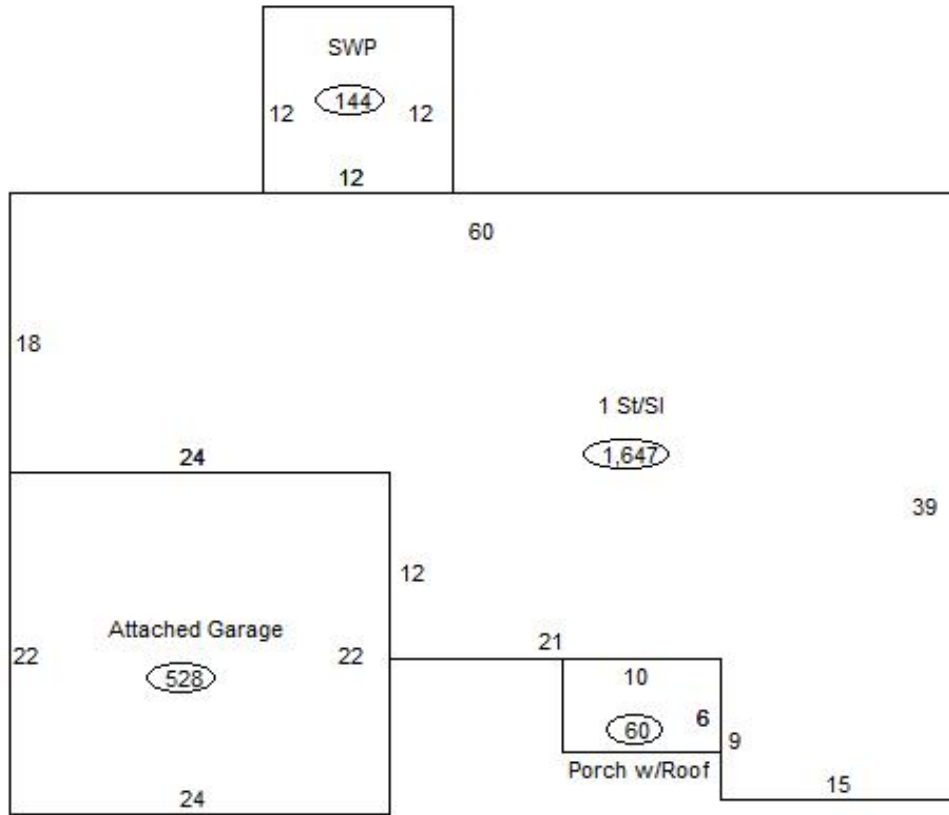
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Sketch Image

660003145



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,647	1.000	1,647
2	G	1		13	Attached Garage	528	1.000	528
3	M	EPSW		13	EPSW	144	1.000	144
4	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						1,647		1,647



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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)				