



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	660003148								
Parcel ID	000000-00-0-10435-007-0011								
Cadastral ID	04-21-16-03300								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	328606								
WETHERINGTON, DENNIS R & CAROLYN S									
229 N CHOCTAW CT CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00229 N CHOCTAW CT								
Subdivision	STONEGATE								
Lot/Block	0011 / 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 Lat/Long: 36.32257462 -95.60232597									
Building Permits									
LOT 11 BLOCK 7 STONEGATE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	CHEEK, JIM DON &	08/23/2019	212,000	YES
H	Homestead	No	1,000		2346/248	SUMTER, TROY S & MARJORIE	07/30/2013	180,000	YES
H	Homestead	No	1,000		1210/639	CANTU, MIKE JR & ELEANOR F	01/14/2000	153,000	Yes
					1103/856	WILSON, CAROL L	03/20/1998	135,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2020	Land Value	71,305	51,389	11%	5,653	Assessed	27,114	2,506.15
Year Frozen	0	Improvements	195,558	195,100		21,461	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	266,863	246,489		27,114	Total Taxable	26,114	2,414.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003148	WETHERINGTON, DENNIS R &	17	260,723	1000	25,324	2,341.00		
2024	2024-660003148	WETHERINGTON, DENNIS R &	17	271,900	1000	24,557	2,270.00		
2023	2023-660003148	WETHERINGTON, DENNIS R &	17	239,402	1000	23,813	2,181.00		
2022	2022-660003148	WETHERINGTON, DENNIS R &	17	219,003	1000	23,090	2,137.00		
2021	2021-660003148	WETHERINGTON, DENNIS R &	17	216,414	1000	22,806	2,014.00		
2020	2020-660003148	WETHERINGTON, DENNIS R &	17	215,041	1000	22,655	2,075.00		
2019	2019-660003148	WETHERINGTON, DENNIS R &	17	180,004	1000	18,800	1,741.00		
2018	2018-660003148	CHEEK, JIM DON &	17	185,645	1000	19,421	1,795.00		
2017	2017-660003148	CHEEK, JIM DON &	17	183,708	1000	19,208	1,764.00		
2016	2016-660003148	CHEEK, JIM DON &	17	179,590	1000	18,755	1,760.00		
2015	2015-660003148	CHEEK, JIM DON &	17	177,662	1000	18,543	1,672.00		
2014	2014-660003148	CHEEK, JIM DON &	17	180,969	1000	18,907	1,753.00		
2013	2013-660003148	CHEEK, JIM DON &	17	169,694	1000	16,399	1,501.00		



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	15750		
Non-Ag Acres	0.3399		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,807.00 x 4.82 =	71,305	
Factor Value			
Adjustments	1.0000		
Lot Value		71,305	



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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	2,450 / 2,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,450
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	221,053	90.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	241,010		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.98	Total Misc Impr	+ 10,815
Roofing Adj	+ 4.52	Garage Cost	+
Subfloor Adj	+ -2.17	Total RCN	= 326,057
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 149,986
Plumbing Adj	+ 4.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 176,071
Adj Base Cost	= 128.67	Lot Value	+ 71,305
Total Area	x 2,450	Indicated Value	= 247,376
Adjusted Cost	= 315,242	Value Per SqFt	100.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,071		
Lot Value	71,305		
Indicated Value	247,376	100.97	Per SqFt
Agland Value			
Site Improvements	19,487		
Total Value	266,863	108.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8039	238		238	26.18		6,231
PRCH	SLAB PORCH - COVERED	8040	20x5		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	8041	24x3		72	26.70		1,922



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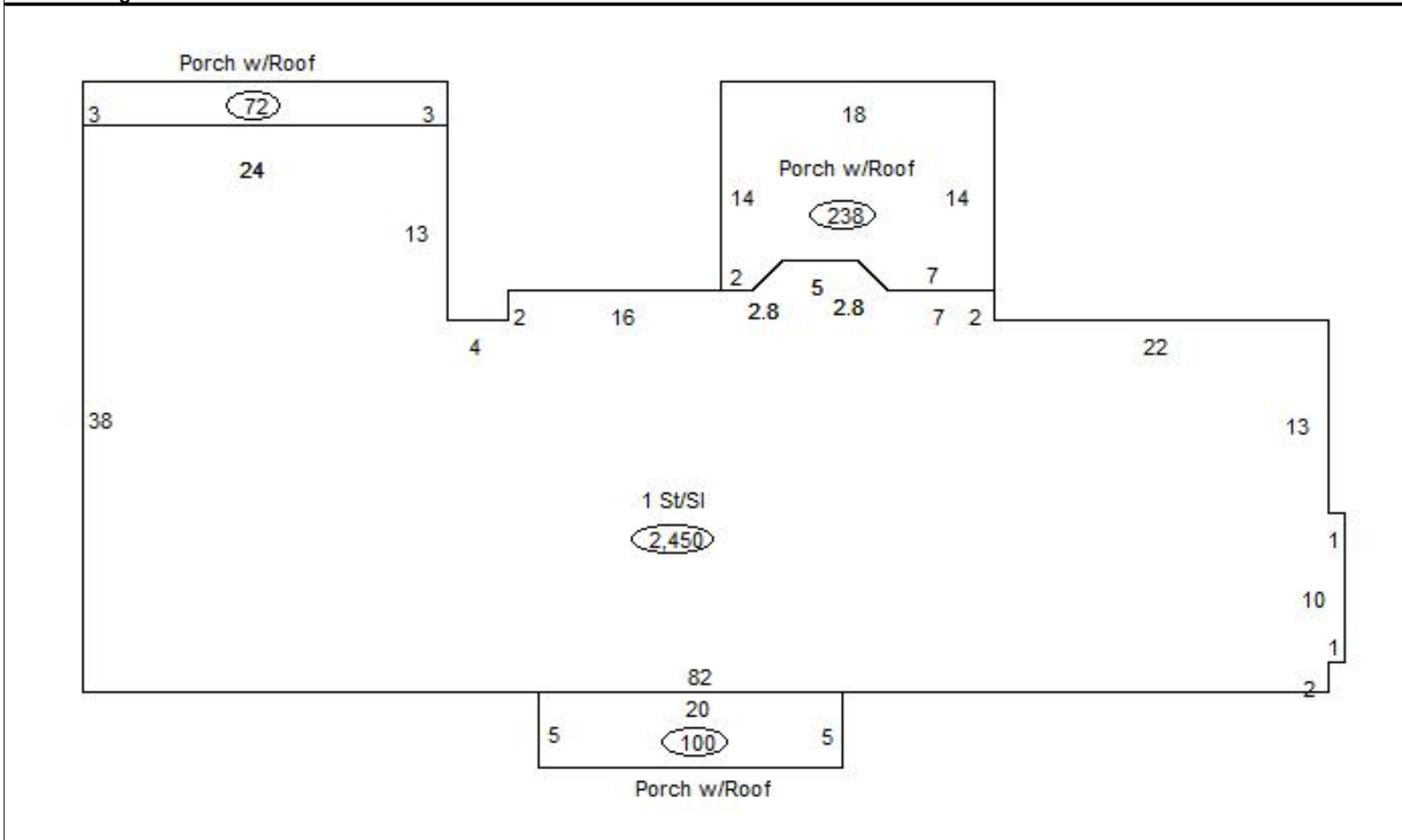
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Sketch Image

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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/Sl	2,450	1.000	2,450
2	M	PRCH		13	SLBC	238	1.000	238
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						2,450		2,450



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			792
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 792) 12,672		Modifier Total	RCN 12,672	Depr (35% Phys/ % Func) 4,435	RCNLD 8,237
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (55% Phys/ % Func) 13,750	RCNLD 11,250