



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:25:27
Page 1

Assessment Data					Primary Image																																																	
Account 660003149 Parcel ID 000000-00-0-10435-007-0012 Cadastral ID 04-21-16-03310 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 309800 JENSEN, DEANN M & MATT K 1403 N CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 01403 N CHOCTAW PL Subdivision STONEGATE Lot/Block 0012 / 0007 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_0049.JPG 4/6/2023</p>																																																	
Legal Description Lat/Long: 36.32243652 -95.60210970																																																						
LOT 12 BLOCK 7 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	No	1,000		2329/608	MOORE, BILL GORDON JR	05/23/2013	140,000	YES																																													
					2230/870	PLUMLEE, RAYMOND E ESTATE	03/12/2012	0	4																																													
					1420/742	DEEM, STEVEN E DDS &	10/29/2002	152,500	YES																																													
					822/224			95,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2014</td> <td>Land Value 64,823</td> <td>36,964</td> <td>11%</td> <td>4,066</td> <td>Assessed</td> <td>22,384</td> <td>2,068.95</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 190,834</td> <td>166,532</td> <td> </td> <td>18,318</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 255,657</td> <td>203,496</td> <td> </td> <td>22,384</td> <td>Total Taxable</td> <td>22,384</td> <td>2,069.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2014	Land Value 64,823	36,964	11%	4,066	Assessed	22,384	2,068.95	Year Frozen	0	Improvements 190,834	166,532		18,318	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 255,657	203,496		22,384	Total Taxable	22,384	2,069.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																														
Remove Cap	2014	Land Value 64,823	36,964	11%	4,066	Assessed	22,384	2,068.95																																														
Year Frozen	0	Improvements 190,834	166,532		18,318	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 255,657	203,496		22,384	Total Taxable	22,384	2,069.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003149	JENSEN, DEANN M & MATT K	17	249,493	0	21,318	1,970.00																																															
2024	2024-660003149	JENSEN, DEANN M & MATT K	17	237,570	0	20,303	1,876.00																																															
2023	2023-660003149	JENSEN, DEANN M & MATT K	17	196,185	0	19,337	1,771.00																																															
2022	2022-660003149	JENSEN, DEANN M & MATT K	17	167,419	0	18,416	1,705.00																																															
2021	2021-660003149	JENSEN, DEANN M & MATT K	17	172,880	0	19,017	1,679.00																																															
2020	2020-660003149	JENSEN, DEANN M & MATT K	17	174,193	0	19,110	1,750.00																																															
2019	2019-660003149	JENSEN, DEANN M & MATT K	17	165,452	0	18,200	1,686.00																																															
2018	2018-660003149	JENSEN, DEANN M & MATT K	17	172,884	0	19,017	1,757.00																																															
2017	2017-660003149	JENSEN, DEANN M & MATT K	17	171,299	0	18,843	1,731.00																																															
2016	2016-660003149	JENSEN, DEANN M & MATT K	17	167,038	0	18,374	1,725.00																																															
2015	2015-660003149	JENSEN, DEANN M & MATT K	17	165,426	0	18,197	1,641.00																																															
2014	2014-660003149	JENSEN, DEANN M & MATT K	17	168,715	0	18,559	1,721.00																																															
2013	2013-660003149	JENSEN, DEANN M & MATT K	17	181,492	1000	17,143	1,569.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:25:27
Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.289	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,587.00 x 5.15 = 64,823	
Factor Value		
Adjustments	1.0000	
Lot Value	64,823	

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	2,475 / 2,475
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,475
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	514 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

Cost Approach				Manual : 01/2025			
Base Cost	103.47	Total Misc Impr	+	15,902			
Roofing Adj	+ 4.51	Garage Cost	+	16,284			
Subfloor Adj	+ -2.17	Total RCN	=	339,507			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	156,173			
Plumbing Adj	+ 5.72	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	183,334			
Adj Base Cost	= 124.17	Lot Value	+	64,823			
Total Area	x 2,475	Indicated Value	=	248,157			
Adjusted Cost	= 307,321	Value Per SqFt		100.27			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,842	103.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	241,040		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,334		
Lot Value	64,823		
Indicated Value	248,157	100.27	Per SqFt
Agland Value			
Site Improvements	7,500		
Total Value	255,657	103.30	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	8044		310	310	25.96		8,048
PRCH	SLAB PORCH - COVERED	8045		21x4	84	26.66		2,239



Rogers

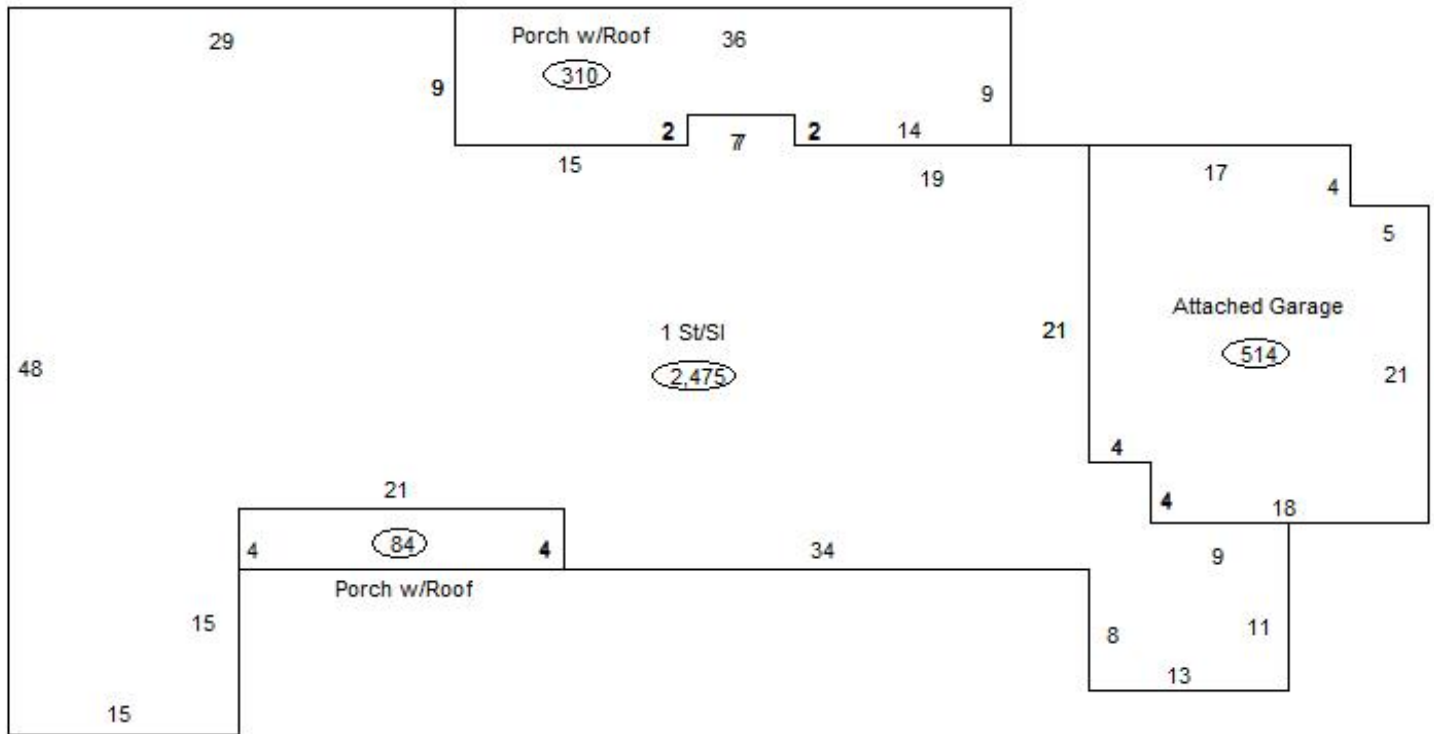
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:25:28
 Page 3

Sketch Image

660003149



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,475	1.000	2,475
2	G	1		13	Attached Garage	514	1.000	514
3	M	PRCH		13	SLBC	310	1.000	310
4	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						2,475		2,475



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:25:28
Page 4

660003149

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000	25,000	17,500	7,500