



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 660003150 Parcel ID 000000-00-0-10435-007-0013 Cadastral ID 04-21-16-03320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341316 STALLINGS, MANDY K & SHERRY STALLINGS 1401 N CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 01401 N CHOCTAW PL Subdivision STONEGATE Lot/Block 0013 / 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 (167)\IMG_0031.JPG 4/10/2023</p>														
Legal Description Lat/Long: 36.32213269 -95.60207845																			
LOT 13 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	Yes	1,000	1,000	/	NOLAN, THOMAS & MARALYN	04/11/2023	253,000	YES										
					/	LEHMAN, LINDA NORENE	02/17/2023	165,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2024		Land Value 82,005	82,005	11%	9,021	Assessed	28,305	2,616.23										
Year Frozen	2009		Improvements 175,312	175,312		19,284	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 257,317	257,317		28,305	Total Taxable	27,305	2,524.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003150	STALLINGS, MANDY K &			17	252,056	1000	26,727	2,470.00										
2024	2024-660003150	STALLINGS, MANDY K &			17	253,356	1000	26,869	2,483.00										
2023	2023-660003150	STALLINGS, MANDY K &			17	189,296	1000	13,082	1,198.00										
2022	2022-660003150	LEHMAN, L THOMAS			17	163,253	1000	13,082	1,211.00										
2021	2021-660003150	LEHMAN, L THOMAS			17	168,333	1000	13,082	1,155.00										
2020	2020-660003150	LEHMAN, L THOMAS			17	169,351	1000	13,081	1,198.00										
2019	2019-660003150	LEHMAN, L THOMAS			17	162,458	1000	13,081	1,212.00										
2018	2018-660003150	LEHMAN, L THOMAS			17	169,420	1000	13,081	1,209.00										
2017	2017-660003150	LEHMAN, L THOMAS			17	167,759	1000	13,081	1,201.00										
2016	2016-660003150	LEHMAN, L THOMAS			17	163,982	1000	13,081	1,228.00										
2015	2015-660003150	LEHMAN, L THOMAS			17	162,372	1000	13,082	1,180.00										
2014	2014-660003150	LEHMAN, L THOMAS			17	165,348	1000	13,082	1,213.00										
2013	2013-660003150	LEHMAN, L THOMAS			17	156,778	1000	13,082	1,197.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.2637	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,487.00 x 5.15 = 59,158	
Factor Value		
Adjustments	1.3862	
Lot Value	82,005	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,117 / 2,117
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,117
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

Cost Approach		Manual : 01/2025	
Base Cost	106.09	Total Misc Impr	+ 12,214
Roofing Adj	+ 4.63	Garage Cost	+ 16,627
Subfloor Adj	+ -2.19	Total RCN	= 296,874
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 136,562
Plumbing Adj	+ 5.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 160,312
Adj Base Cost	= 126.61	Lot Value	+ 82,005
Total Area	x 2,117	Indicated Value	= 242,317
Adjusted Cost	= 268,033	Value Per SqFt	114.46



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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	239,238	113.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	229,960 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,312		
Lot Value	82,005		
Indicated Value	242,317	114.46	Per SqFt
Agland Value			
Site Improvements	15,000		
Total Value	257,317	121.55	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	8048	5x2		10	26.90		269
PATO	SLAB PORCH - OPEN	8049	46x16		736	8.60		6,330



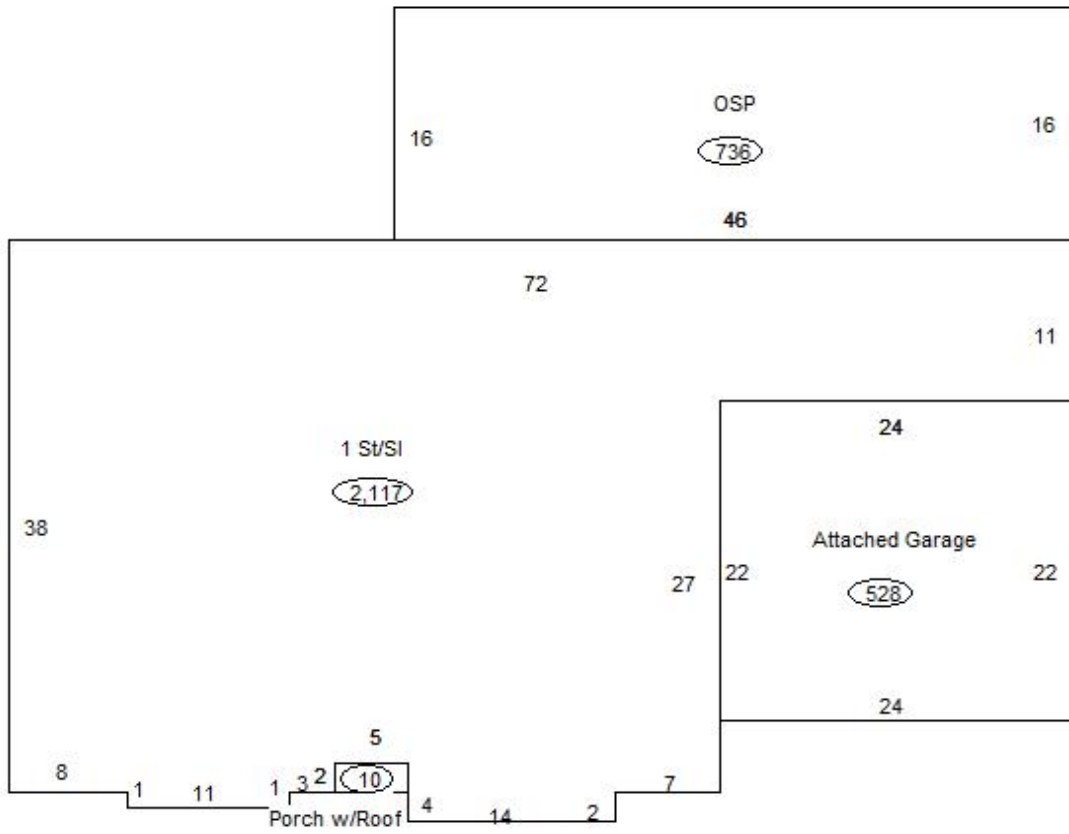
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Sketch Image

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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	2,117	1.000	2,117
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	10	1.000	10
4	M	PATO		13	Open Slab	736	1.000	736
Total Building Area						2,117		2,117



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM - GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	15,000	15,000