



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:04:59  
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Assessment Data					Primary Image				
Account	660005531								
Parcel ID	21N16E-06-4-00000-000-0000								
Cadastral ID	06-21-16-01720								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 1							
Tax Area	34 - CLARM OT & SCHL/NW FD								
Name ID	323668								
SERIES A									
CHOAT PROPERTIES LLC									
25116 S 4150 RD									
CLAREMORE	OK 74019-0000								
Parcel Location									
Situs	02000 W BLUE STARR DR								
Subdivision									
Lot/Block	/	Parcel Size .93 - Acres							
Sec/Twn/Rng	6 / 21 / 16 / 4								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lat/Long: 36.32219637 -95.63415318									
TR IN SE SE BEG 350' W SE/C SE SE, W 180'; N 224.75', E 180', S 224 75' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
4117	OFFICE ADDITION-1514 SQ FT	01/2011	01/2012						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2687/954	CHOAT PROPERTIES LLC	11/21/2017	0	4					
2588/114	CHOAT, CHAD L &	10/26/2016	0	4					
1981/293	GRAND LAKE MENTAL HEALTH	09/24/2008	327,500	YES					
1981/294	CHOAT, CHAD LEE	09/24/2008	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	2009	Land Value	60,000	60,000	11%	6,600	Assessed	37,808	4,024.34
Year Frozen	0	Improvements	804,109	283,711		31,208	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	864,109	343,711		37,808	Total Taxable	37,808	4,024.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005531	SERIES A	34	879,519	0	36,008	3,833.00		
2024	2024-660005531	SERIES A	34	311,757	0	34,293	3,649.00		
2023	2023-660005531	SERIES A	34	764,922	0	80,983	8,553.00		
2022	2022-660005531	SERIES A	34	764,636	0	77,126	8,196.00		
2021	2021-660005531	SERIES A	34	688,650	0	73,454	7,485.00		
2020	2020-660005531	SERIES A	34	688,650	0	69,956	7,389.00		
2019	2019-660005531	SERIES A	34	688,650	0	66,625	7,111.00		
2018	2018-660005531	SERIES A	34	636,884	0	63,452	6,760.00		
2017	2017-660005531	CHOAT PROPERTIES LLC	34	636,884	0	60,431	6,341.00		
2016	2016-660005531	CHOAT, CHAD L &	34	523,210	0	57,553	6,213.00		
2015	2015-660005531	CHOAT, CHAD L &	34	523,210	0	57,553	5,933.00		
2014	2014-660005531	CHOAT, CHAD L &	34	523,210	0	57,553	6,014.00		
2013	2013-660005531	CHOAT, CHAD L &	34	523,210	0	57,553	5,928.00		



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Lot Data	Primary Image																																						
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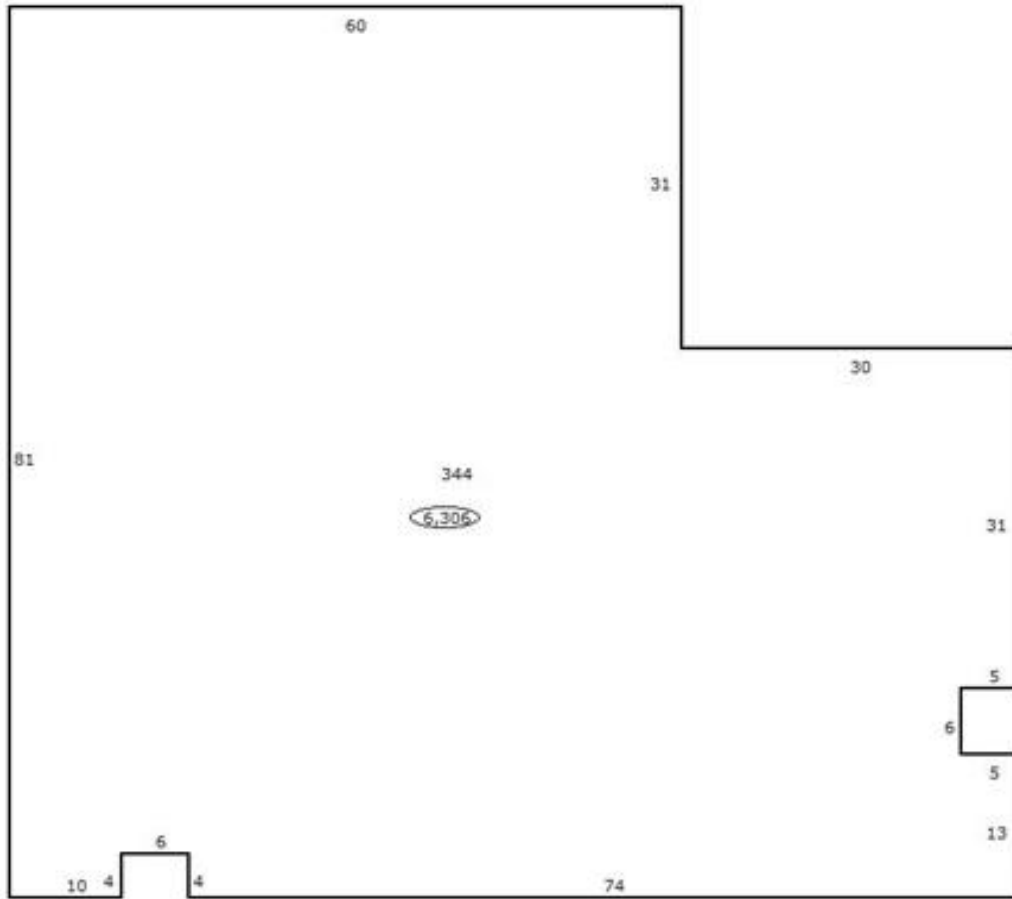
Date 04/18/2026

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Sketch Image

660005531



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	6,306	1.000	6,306
<b>Total Building Area</b>						6,306		6,306



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Account 660005531  
Parcel ID 21N16E-06-4-00000-000-0000  
Cadastral ID 06-21-16-01720

Tax Area Code 34  
Property Class UC  
Owners Name SERIES A

### Building Data

Building ID 2508  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,306  
Average Perimeter 360  
Number Of Storys 1.00  
Average Wall Ht 9.00  
Year Built 1985  
Effective Age 27  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 4 - Good  
Condition 2 - Fair  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 7 - Package Unit  
Roof Type Gable  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0012.JPG  
Image Date 5/23/2023  
Image Name IMG\_0012.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 115.33  
Wall Cost 33.71  
HVAC Cost 25.08  
Basement Cost 0.00  
Total Base Cost 174.12  
Total Area 6,306  
Base RCN 1,098,001  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,098,001  
Physical Depreciation 28%  
Functional Depreciation  
Total Depreciation 28% (307,440)  
Total RCNLD 790,561  
Lump Sums  
Total Building Value 790,561 \$ 125.37 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			5,200
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (2.86 x 5,200)			14,872	2,974		11,898
FLV		SLAB PORCH COVERED	0x0x0			2,200
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 2,200)			2,200	550		1,650
<b>Total Site Improvement Value</b>						<b>13,548</b>