



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 660006062 Parcel ID 000000-00-0-10060-001-0009 Cadastral ID 07-21-16-00240 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313268 CHOATE, JOSEPH M & LARAH B 2004 CHARLESTOWN CIR CLAREMORE OK 74019-0000 Parcel Location Situs 02004 CHARLESTOWN CIR Subdivision CHARLES TOWN LANDING Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0032.JPG 5/9/2023</p>																																																	
Legal Description Lot/Long: 36.30925779 -95.63567394																																																						
LOT 9 CHARLES TOWN LANDING					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2427/127	DOYLE, BRIAN & ANGELA	09/19/2014	85,000	YES																																													
					2060/142	DEUTSCHE BANK NATL TRUST-CO	09/21/2009	66,500	3																																													
					2053/939	MCQUEEN, RANDY &	09/04/2009	0	10																																													
					1855/951	FEDERAL NATIONAL MORTGAGE-AS	03/23/2007	79,000	YES																																													
					1795/848	VARNER, CARL JAMES JR &	07/20/2006	0	10																																													
					1577/812	ZAPATA, MARTHA ISABEL	04/04/2004	90,000	YES																																													
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>2015</td> <td>Land Value 31,196</td> <td>25,402</td> <td>11%</td> <td>2,794</td> <td>Assessed</td> <td>12,414</td> <td>1,147.43</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 87,903</td> <td>87,457</td> <td></td> <td>9,620</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 119,099</td> <td>112,859</td> <td></td> <td>12,414</td> <td>Total Taxable</td> <td>12,414</td> <td>1,147.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2015	Land Value 31,196	25,402	11%	2,794	Assessed	12,414	1,147.43	Year Frozen	0	Improvements 87,903	87,457		9,620	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 119,099	112,859		12,414	Total Taxable	12,414	1,147.00
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660006062	CHOATE, JOSEPH M & LARAH B			17	116,199	0	11,823	1,093.00																																													
2024	2024-660006062	CHOATE, JOSEPH M & LARAH B			17	122,273	0	11,260	1,041.00																																													
2023	2023-660006062	CHOATE, JOSEPH M & LARAH B			17	121,450	0	10,725	982.00																																													
2022	2022-660006062	CHOATE, JOSEPH M & LARAH B			17	92,851	0	10,214	946.00																																													
2021	2021-660006062	CHOATE, JOSEPH M & LARAH B			17	96,938	0	10,663	942.00																																													
2020	2020-660006062	CHOATE, JOSEPH M & LARAH B			17	95,394	0	10,493	961.00																																													
2019	2019-660006062	CHOATE, JOSEPH M & LARAH B			17	92,916	0	10,221	947.00																																													
2018	2018-660006062	CHOATE, JOSEPH M & LARAH B			17	96,604	0	10,626	982.00																																													
2017	2017-660006062	CHOATE, JOSEPH M & LARAH B			17	95,844	0	10,370	952.00																																													
2016	2016-660006062	CHOATE, JOSEPH M & LARAH B			17	93,423	0	9,877	927.00																																													
2015	2015-660006062	CHOATE, JOSEPH M & LARAH B			17	85,513	0	9,406	848.00																																													
2014	2014-660006062	CHOATE, JOSEPH M & LARAH B			17	87,084	0	9,268	859.00																																													
2013	2013-660006062	DOYLE, BRIAN & ANGELA			17	82,367	0	8,827	808.00																																													



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.1726		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,517.00 x 4.15 = 31,196		
Factor Value			
Adjustments	1.0000		
Lot Value	31,196		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Wood
Base/Total Area	831 / 1,281
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	831
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	133,246	104.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	158,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.52	Total Misc Impr	+ 2,793				
Roofing Adj	+ 3.02	Garage Cost	+ 10,889				
Subfloor Adj	+ 0.00	Total RCN	= 150,378				
Heat/Cool Adj	+ 10.30	Depreciation (44%)	- 66,166				
Plumbing Adj	+ 9.87	Lump Sums	+ 3,691				
Basement Adj	+ 0.00	RCNLD	= 87,903				
Adj Base Cost	= 106.71	Lot Value	+ 31,196				
Total Area	x 1,281	Indicated Value	= 119,099				
Adjusted Cost	= 136,696	Value Per SqFt	92.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	87,903		
Lot Value	31,196		
Indicated Value	119,099	92.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	119,099	92.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	14288	16x12		192	9.48		1,820
WODO	WOOD DECK - OPEN	14289	29x12		348	15.15	30%	3,691
PRCH	SLAB PORCH - COVERED	14290	46		46	21.15		973

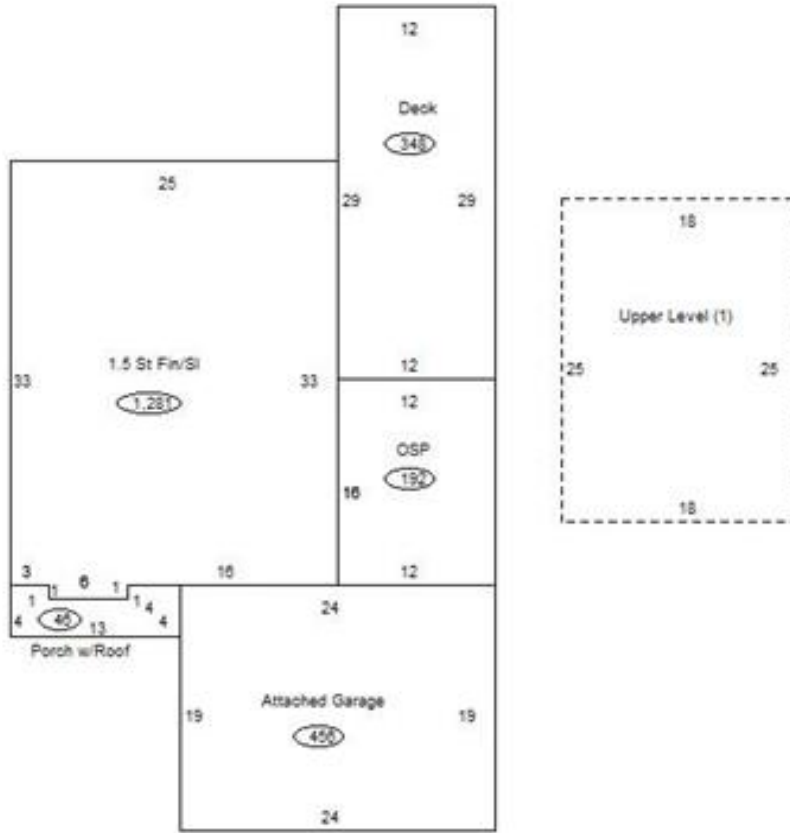


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	831	1.542	1,281
2	G	1		13	Attached Garage	456	1.000	456
3	M	PATO		13	Open Slab	192	1.000	192
4	M	WODO		13	WODO	348	1.000	348
5	M	PRCH		13	SLBC	46	1.000	46
6	U	^UL		13	Upper Level (1)	450	1.000	450
Total Building Area						831		1,281