



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	660008766													
Parcel ID	000000-00-0-10010-029-0003													
Cadastral ID	09-21-16-02280													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	78114													
WYATTE, CHRISTEN														
803 N CHOCTAW CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00803 N CHOCTAW AVE													
Subdivision	CLAREMORE O T													
Lot/Block	0003 / 0029	Parcel Size	1 - Lots											
Sec/Twn/Rng	9 / 21 / 16 / 5													
Neighborhood	1177 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31601338 -95.60433879														
SLY 55' LOT 3 BLOCK 29 CLAREMORE O T														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	25,902	14,658	11%	1,612	Assessed	6,877 635.64						
Year Frozen	2011	Improvements	84,575	47,860		5,265	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	110,477	62,518		6,877	Total Taxable	5,877 543.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660008766	WYATTE, CHRISTEN	17	107,826	1000	5,877	543.00							
2024	2024-660008766	WYATTE, CHRISTEN	17	106,627	1000	5,877	543.00							
2023	2023-660008766	WYATTE, CHRISTEN	17	95,454	1000	5,877	538.00							
2022	2022-660008766	WYATTE, CHRISTEN	17	88,119	1000	5,877	544.00							
2021	2021-660008766	WYATTE, CHRISTEN	17	81,717	1000	5,877	519.00							
2020	2020-660008766	WYATTE, CHRISTEN	17	79,842	1000	5,877	538.00							
2019	2019-660008766	WYATTE, CHRISTEN	17	76,539	1000	5,877	544.00							
2018	2018-660008766	WYATTE, CHRISTEN	17	81,244	1000	5,877	543.00							
2017	2017-660008766	WYATTE, CHRISTEN	17	80,603	1000	5,877	540.00							
2016	2016-660008766	WYATTE, CHRISTEN	17	78,491	1000	5,877	552.00							
2015	2015-660008766	WYATTE, CHRISTEN	17	76,701	1000	5,877	530.00							
2014	2014-660008766	WYATTE, CHRISTEN	17	79,301	1000	5,877	545.00							
2013	2013-660008766	WYATTE, CHRISTEN	17	76,597	1000	5,877	538.00							



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Lot Data		Square-Foot - NBHD 1177 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	9700				
Non-Ag Acres	0.1615				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY				
Method	Square-Foot				
Base Lot Value	7,035.00 x 3.68 = 25,902				
Factor Value					
Adjustments					
Lot Value	25,902				
Residential Data				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-26\IMG_005i 5/30/2023	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	1.5 - Low			Gross Rent 0.00	
Architecture	R3 Res Nbhd 3			Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test	
Base/Total Area	1,676 / 1,676			Adusted R 0.8445	
Style	100% One Story			Indicated Value 79,392 47.37 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,676			Adjustment Model 1 2022 Residential	
Fixture/RghIn	8 /			Comparables 6	
Bed/F/H Bath	4 / 2.0 /			Indicated Value 89,820 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 84,575	
Year/Eff Age	1970 / 42			Lot Value 25,902	
Cost Approach		Manual : 01/2025			
Base Cost	79.69	Total Misc Impr	+	3,529	
Roofing Adj	+ 3.72	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	168,917	
Heat/Cool Adj	+ 9.89	Depreciation (52%)	-	87,837	
Plumbing Adj	+ 5.38	Lump Sums	+	3,495	
Basement Adj	+ 0.00	RCNLD	=	84,575	
Adj Base Cost	= 98.68	Lot Value	+	25,902	
Total Area	x 1,676	Indicated Value	=	110,477	
Adjusted Cost	= 165,388	Value Per SqFt		65.92	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	20411	22x8		176	20.05		3,529
WODO	WOOD DECK - OPEN	20412	25x13		325	14.34	25%	3,495



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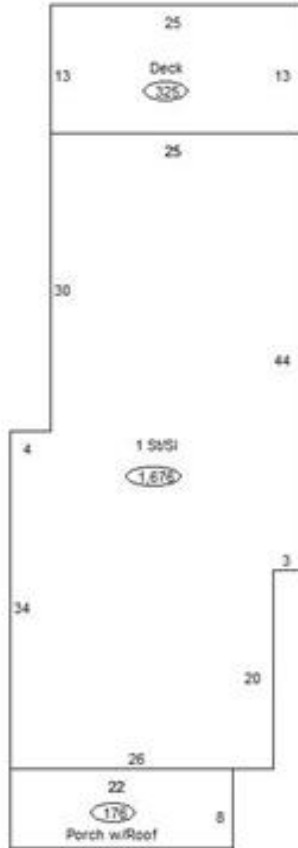
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Sketch Image

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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/SI	1,676	1.000	1,676
2	M	PRCH		13	SLBC	176	1.000	176
3	M	WODO		13	WODO	325	1.000	325
Total Building Area						1,676		1,676



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					