



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:52:09
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Assessment Data					Primary Image																																																																																																																				
Account 660008894 Parcel ID 000000-00-0-10010-046-0002 Cadastral ID 09-21-16-03570 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346234 CRAMER, EUGENE ALLEN 617 N CHOCTAW AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00617 N CHOCTAW AVE Subdivision CLAREMORE O T Lot/Block 0002 / 0046 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: 36.31462109 -95.60515930																																																																																																																									
S 50' LOT 1 & N 50' LOT 2 BLOCK 46 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	14067		
Non-Ag Acres	0.2982		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	12,990.00 x 2.82 = 36,623		
Factor Value			
Adjustments	3.1893		
Lot Value	116,803		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-31\IMG_003 5/31/2023

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% Frame, Siding, Wood
Base/Total Area	2,270 / 2,270
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	240 Carport - Shed Roof
Remodel	
Year/Eff Age	1960 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adjusted R	0.8445		
Indicated Value	198,006	87.23	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	209,230		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.54	Total Misc Impr	+ 4,981				
Roofing Adj	+ 4.57	Garage Cost	+ 4,646				
Subfloor Adj	+ 0.00	Total RCN	= 279,326				
Heat/Cool Adj	+ 12.64	Depreciation (55%)	- 153,629				
Plumbing Adj	+ 5.06	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 125,697				
Adj Base Cost	= 118.81	Lot Value	+ 116,803				
Total Area	x 2,270	Indicated Value	= 242,500				
Adjusted Cost	= 269,699	Value Per SqFt	106.83				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,697		
Lot Value	116,803		
Indicated Value	242,500	106.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,500	106.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	20698	20x8		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	144587	14x2		28	26.84		752



Rogers

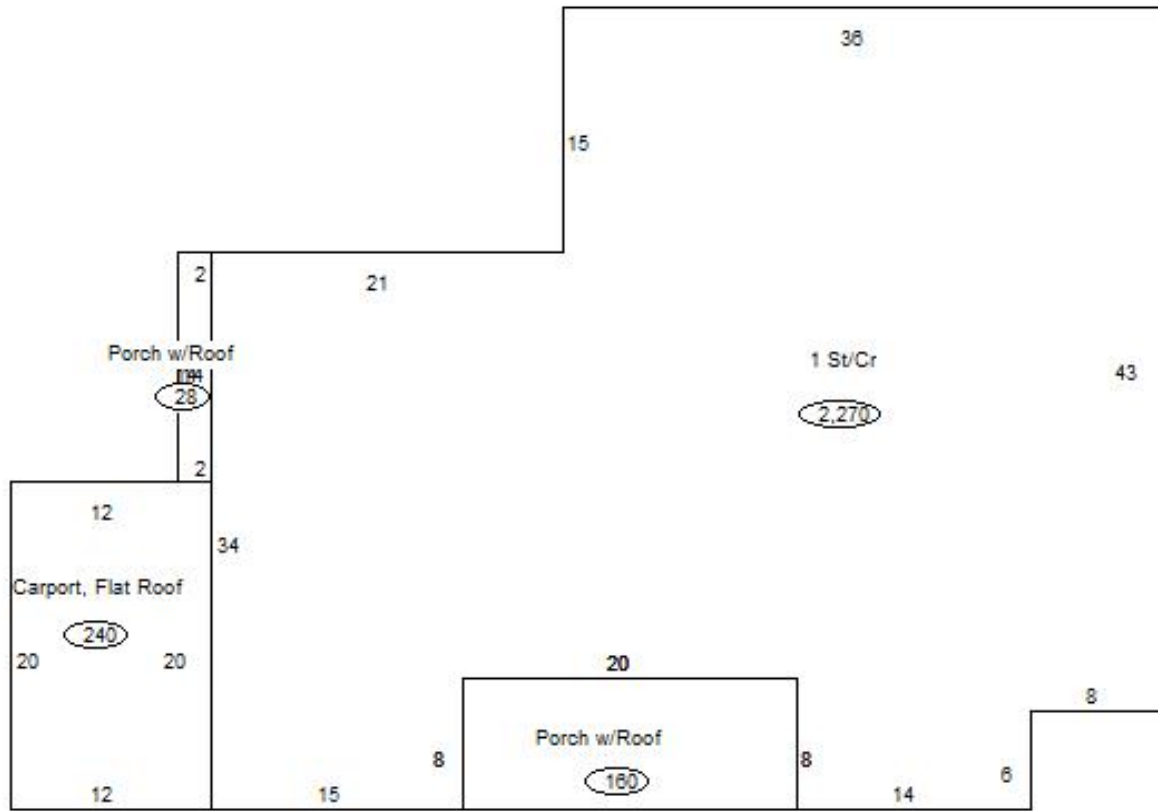
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,270	1.000	2,270
2	M	PRCH		13	SLBC	160	1.000	160
3	G	4		13	Carport, Flat Roof	240	1.000	240
4	M	PRCH		13	SLBC	28	1.000	28
Total Building Area						2,270		2,270



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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)					