




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 660010576 Parcel ID 000000-00-0-10335-001-0005 Cadastral ID 10-21-16-01240 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 305708 CHOATE, ROBERT W REVOCABLE LIVING TRUST 910 E WOODS CT CLAREMORE OK 74017-0000 Parcel Location Situs 00910 WOODS CT Subdivision PARKLAND I Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1182 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">11/04/2019 10:22</p> <p>\\tsclient\C\Users\CB\Pictures\2019-11-04\IMG_0013.JPG 11/4/2019</p>																			
Legal Description Lat/Long: 36.32085047 -95.59375975																								
LOT 5 BLOCK 1 PARKLAND ESTATES					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> </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	2200/289	CRAIG, DALE A &	09/30/2011	104,000	YES															
					1449/458	DEASON, JASPER DAVID &	02/07/2003	127,500	YES															
					1102/432	ALLISON, ROGER L & JANICE-E	03/05/1998	100,000	Yes															
					924/628	SECRETARY HOUSING & URBAN-DEV	08/06/1993	0	No															
					908/855	MCDRUMMOND, PHILLIP L	03/18/1993	0	No															
					802/429			82,500	No															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax															
Remove Cap	0	Land Value	87,518	24,397	11%	2,684	Assessed	13,483	1,246.23															
Year Frozen	0	Improvements	127,108	98,175		10,799	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00															
TIF Project ID	0	Total Value	214,626	122,572		13,483	Total Taxable	12,483	1,154.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660010576	CHOATE, ROBERT W			17	212,745	1000	12,090	1,117.00															
2024	2024-660010576	CHOATE, ROBERT W			17	215,682	1000	11,709	1,082.00															
2023	2023-660010576	CHOATE, ROBERT W			17	137,927	1000	11,339	1,039.00															
2022	2022-660010576	CHOATE, ROBERT W			17	108,904	1000	10,979	1,016.00															
2021	2021-660010576	CHOATE, ROBERT W			17	112,745	1000	11,402	1,007.00															
2020	2020-660010576	CHOATE, ROBERT W			17	110,954	1000	11,205	1,026.00															
2019	2019-660010576	CHOATE, ROBERT W			17	108,561	1000	10,942	1,013.00															
2018	2018-660010576	CHOATE, ROBERT W			17	118,387	1000	12,023	1,111.00															
2017	2017-660010576	CHOATE, ROBERT W			17	117,425	1000	11,917	1,094.00															
2016	2016-660010576	CHOATE, ROBERT W			17	114,477	1000	11,592	1,088.00															
2015	2015-660010576	CHOATE, ROBERT W			17	115,093	1000	11,288	1,018.00															
2014	2014-660010576	CHOATE, ROBERT W			17	116,033	1000	10,930	1,014.00															
2013	2013-660010576	CHOATE, ROBERT W			17	110,890	0	11,583	1,060.00															



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Lot Data		Square-Foot - NBHD 1182 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.4593		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	20,007.00 x 4.37 = 87,518		
Factor Value			
Adjustments	1.0000		
Lot Value	87,518		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,631 / 1,631
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,631
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	171,862 105.37 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	193,220 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	127,108
Lot Value	87,518
Indicated Value	214,626 131.59 Per SqFt
Agland Value	
Site Improvements	
Total Value	214,626 131.59 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.90	Total Misc Impr	+ 2,443
Roofing Adj	+ 4.45	Garage Cost	+ 14,704
Subfloor Adj	+ -1.15	Total RCN	= 239,827
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 112,719
Plumbing Adj	+ 10.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,108
Adj Base Cost	= 136.53	Lot Value	+ 87,518
Total Area	x 1,631	Indicated Value	= 214,626
Adjusted Cost	= 222,680	Value Per SqFt	131.59

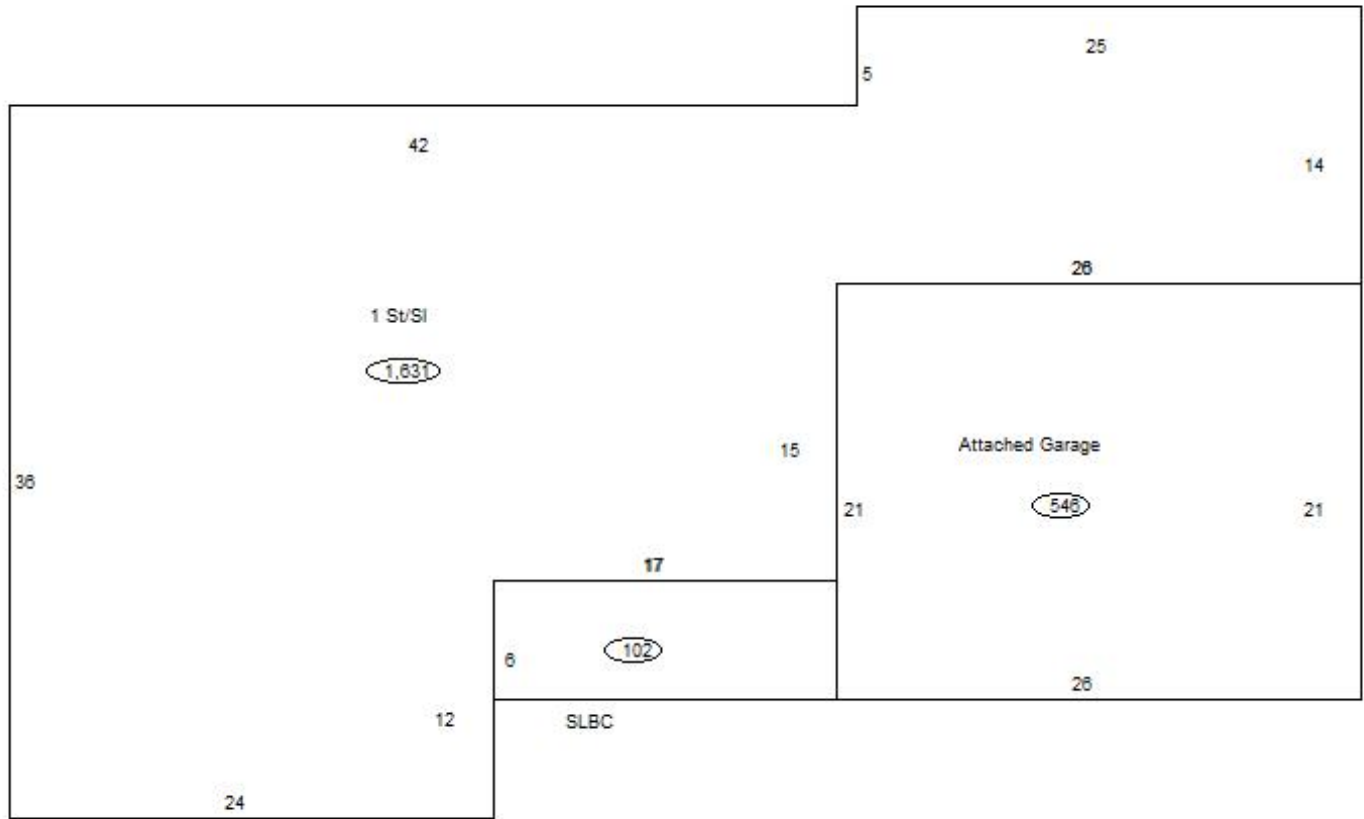
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	24886	17x6		102	23.95		2,443



Sketch Image

660010576



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,631	1.000	1,631
2	G	1		10	Attached Garage	546	1.000	546
3	M	PRCH		10	SLBC	102	1.000	102
Total Building Area						1,631		1,631



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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)				