



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:15:32
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Assessment Data					Primary Image														
Account 660015023 Parcel ID 000000-00-0-10280-001-0012 Cadastral ID 16-21-16-00620 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 67714 ERDMANN, ALFRED DEWAYNE LIVING TRUST 804 S CHOCTAW AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00804 S CHOCTAW AVE Subdivision NORFLEET Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-1\IMG_0012. 8/1/2023</p>														
Legal Description Lat/Long: 36.30073609 -95.61009410																			
LOT 12 BLOCK 1 NORFLEET					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	4,399															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	47,256	17,310	11%	1,904	Assessed	4,399	406.60										
Year Frozen	2005	Improvements	61,918	22,681		2,495	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	4,399	-407.00										
TIF Project ID	0	Total Value	109,174	39,991		4,399	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015023	ERDMANN, ALFRED DEWAYNE			17	107,315	4399		.00										
2024	2024-660015023	ERDMANN, ALFRED DEWAYNE			17	107,270	4399		.00										
2023	2023-660015023	ERDMANN, ALFRED DEWAYNE			17	88,237	1000	3,399	311.00										
2022	2022-660015023	ERDMANN, ALFRED DEWAYNE			17	70,483	1000	3,399	315.00										
2021	2021-660015023	ERDMANN, ALFRED D			17	73,617	1000	3,399	300.00										
2020	2020-660015023	ERDMANN, ALFRED D			17	74,357	1000	3,399	311.00										
2019	2019-660015023	ERDMANN, ALFRED D			17	69,339	1000	3,399	315.00										
2018	2018-660015023	ERDMANN, ALFRED D			17	73,303	1000	3,399	314.00										
2017	2017-660015023	ERDMANN, ALFRED D			17	72,762	1000	3,399	312.00										
2016	2016-660015023	ERDMANN, ALFRED D			17	71,031	1000	3,399	319.00										
2015	2015-660015023	ERDMANN, ALFRED D			17	70,308	1000	3,399	307.00										
2014	2014-660015023	ERDMANN, ALFRED D			17	72,398	1000	3,399	315.00										
2013	2013-660015023	ERDMANN, ALFRED D			17	69,332	1000	3,399	311.00										



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.1972 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,592.00 x 5.50 = 47,256 Factor Value Adjustments 1.0000 Lot Value 47,256		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	95% Frame, Siding, Vinyl 5% Veneer, Masonry
Base/Total Area	1,086 / 1,086
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	351 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	97,337	89.63	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	122,110 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	93.12	Total Misc Impr	+	7,153	
Roofing Adj	+ 4.20	Garage Cost	+	9,028	
Subfloor Adj	+ 2.45	Total RCN	=	140,723	
Heat/Cool Adj	+ 10.30	Depreciation (56%)	-	78,805	
Plumbing Adj	+ 4.61	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	61,918	
Adj Base Cost	= 114.68	Lot Value	+	47,256	
Total Area	x 1,086	Indicated Value	=	109,174	
Adjusted Cost	= 124,542	Value Per SqFt		100.53	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	61,918		
Lot Value	47,256		
Indicated Value	109,174	100.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	109,174	100.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36036	6x3		18	21.23		382
CPDT	CARPORT - DETACHED	36037	18x18		324	10.13		3,282
PRCH	SLAB PORCH - COVERED	142529	14x12		168	20.77		3,489



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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 (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					