



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 660015027 Parcel ID 000000-00-0-10280-002-0004 Cadastral ID 16-21-16-00660 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330296 HAYS, LINDSEY J & ELIZABETH CLUBB 716 S CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 00716 S CHOCTAW PL Subdivision NORFLEET Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS									
Legal Description Lot/Long: 36.30101209 -95.60842347									
LOT 4 BLOCK 2 NORFLEET					Building Permits				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	DAKE PROPERTIES INC	03/13/2020	135,000	YES
H	Homestead	No	1,000		/	YUNKER, LETHA C	10/09/2019	25,000	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2021	Land Value	64,323	63,440	11%	6,978	Assessed	15,249	1,409.47
Year Frozen	2021	Improvements	76,241	75,194		8,271	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	140,564	138,634		15,249	Total Taxable	14,249	1,317.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660015027	HAYS, LINDSEY J &			17	141,248	1000	14,250	1,317.00
2024	2024-660015027	HAYS, LINDSEY J &			17	151,853	1000	14,249	1,317.00
2023	2023-660015027	HAYS, LINDSEY J &			17	175,109	1000	14,250	1,305.00
2022	2022-660015027	HAYS, LINDSEY J &			17	159,102	1000	14,250	1,319.00
2021	2021-660015027	HAYS, LINDSEY J &			17	138,634	1000	14,250	1,258.00
2020	2020-660015027	HAYS, LINDSEY J &			17	61,863	0	6,805	623.00
2019	2019-660015027	YUNKER, LETHA C			17	60,464	1000	5,651	523.00
2018	2018-660015027	YUNKER, LETHA C			17	63,569	1000	5,993	554.00
2017	2017-660015027	YUNKER, LETHA C			17	63,105	1000	5,942	546.00
2016	2016-660015027	YUNKER, LETHA C			17	61,717	1000	5,789	543.00
2015	2015-660015027	YUNKER, LETHA C			17	60,027	1000	5,603	505.00
2014	2014-660015027	YUNKER, LETHA C			17	62,085	1000	5,829	541.00
2013	2013-660015027	YUNKER, LETHA C			17	61,488	1000	5,726	524.00



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2685	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	11,695.00 x 5.50 = 64,323	
Factor Value		
Adjustments	1.0000	
Lot Value	64,323	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	840 / 840
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	840
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	336 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1968 / 27



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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	87,249	103.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	133,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.26	Total Misc Impr	+ 4,806				
Roofing Adj	+ 4.46	Garage Cost	+ 10,987				
Subfloor Adj	+ 0.00	Total RCN	= 124,985				
Heat/Cool Adj	+ 10.30	Depreciation (39%)	- 48,744				
Plumbing Adj	+ 5.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 76,241				
Adj Base Cost	= 129.99	Lot Value	+ 64,323				
Total Area	x 840	Indicated Value	= 140,564				
Adjusted Cost	= 109,192	Value Per SqFt	167.34				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	76,241		
Lot Value	64,323		
Indicated Value	140,564	167.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	140,564	167.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36051	18x8		144	20.84		3,001
PATO	SLAB PORCH - OPEN	142531	19x10		190	9.50		1,805



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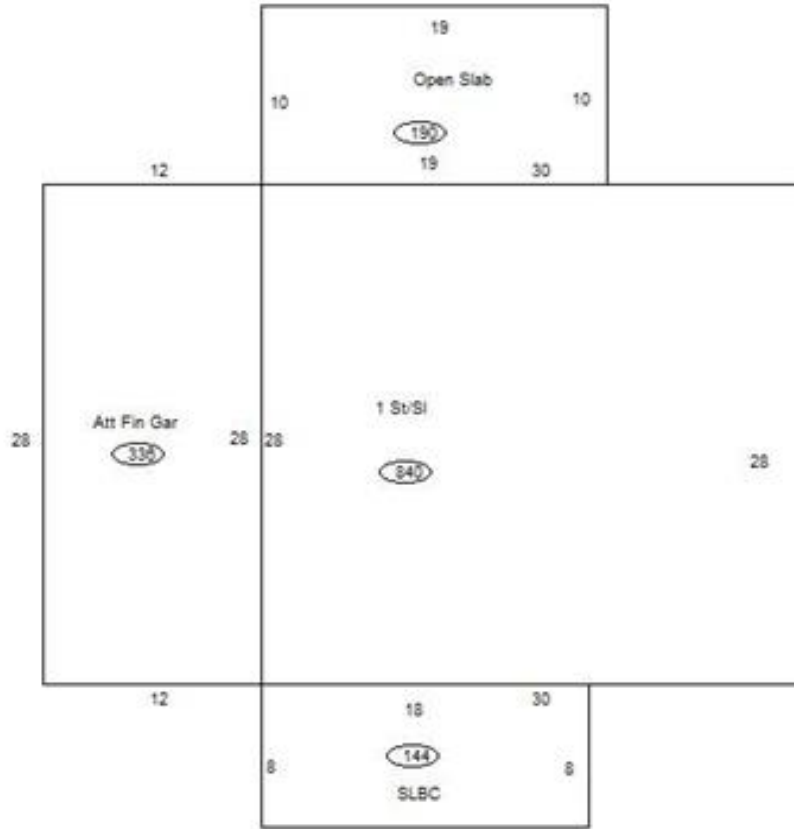
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	840	1.000	840
2	M	PRCH		10	SLBC	144	1.000	144
3	M	PATO		10	Open Slab	190	1.000	190
4	G	5		10	Att Fin Gar	336	1.000	336
Total Building Area						840		840



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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)						