



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 660015029 Parcel ID 000000-00-0-10280-002-0006 Cadastral ID 16-21-16-00680 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342069 KELLER, KAILA BROOKE 708 S CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 00708 S CHOCTAW PL Subdivision NORFLEET Lot/Block 0006 / 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: 36.30147443 -95.60842775																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2822	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,295.00 x 5.43 = 66,738	
Factor Value		
Adjustments	1.1631	
Lot Value	77,623	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,048 / 1,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,048
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	374 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1965 / 36



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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	99,868	95.29	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	129,580		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,063		
Lot Value	77,623		
Indicated Value	152,686	145.69	Per SqFt
Agland Value			
Site Improvements	1,520		
Total Value	154,206	147.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.54	Total Misc Impr	+	5,386			
Roofing Adj	+ 4.36	Garage Cost	+	9,455			
Subfloor Adj	+ 0.00	Total RCN	=	141,628			
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	66,565			
Plumbing Adj	+ 4.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	75,063			
Adj Base Cost	= 120.98	Lot Value	+	77,623			
Total Area	x 1,048	Indicated Value	=	152,686			
Adjusted Cost	= 126,787	Value Per SqFt		145.69			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36058	18x6		108	20.95		2,263
PRCH	SLAB PORCH - COVERED	36059	15x10		150	20.82		3,123



Rogers

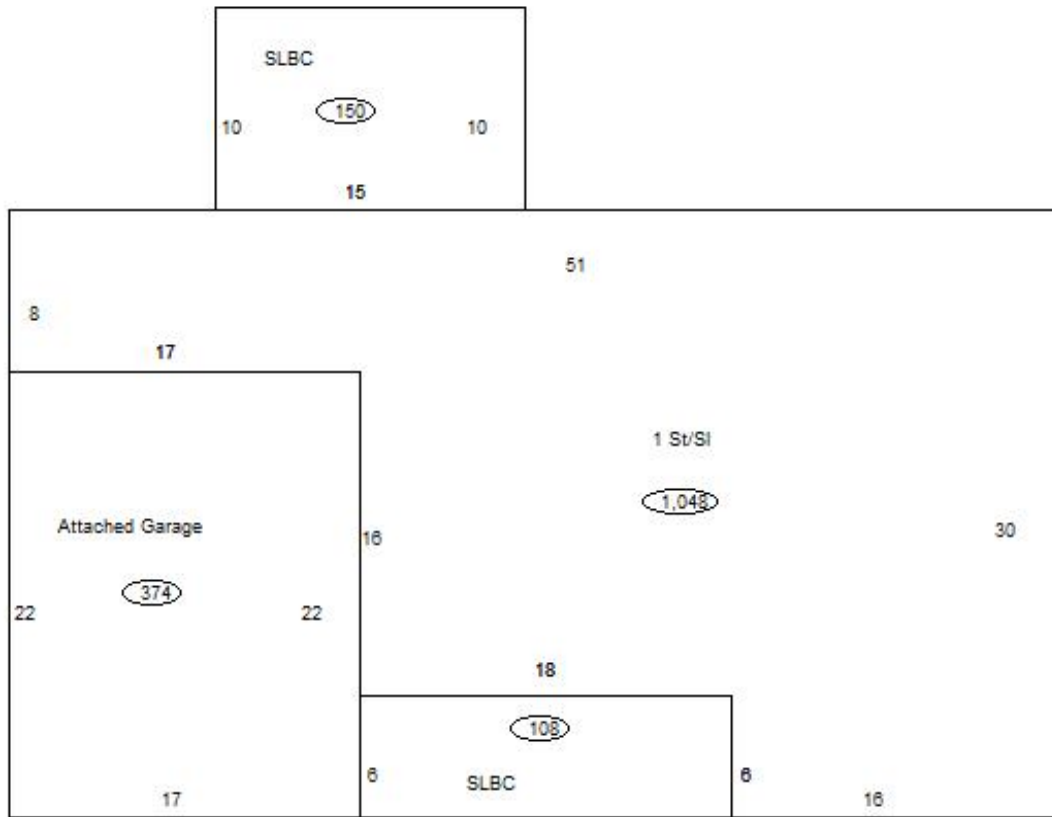
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Sketch Image

660015029



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,048	1.000	1,048
2	G	1		10	Attached Garage	374	1.000	374
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PRCH		10	SLBC	150	1.000	150
Total Building Area						1,048		1,048



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			406
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 406)		1,900	1,900	380	1,520
	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)					