



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:22:02
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015076 Parcel ID 000000-00-0-10010-142-0002 Cadastral ID 16-21-16-01250 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347254 COE, DAVID 303 S CHOCTAW AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00303 S CHOCTAW AVE Subdivision CLAREMORE O T Lot/Block 0002 / 0142 Parcel Size .5 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660015076 06/26/25</p> <p>660015076_001.JPG 6/26/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.30730724 -95.60957255 S 50' LOT 2 BLOCK 142 CLAREMORE O T																																																																																																																									
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Lot Data		Square-Foot - NBHD 1177 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	7,000.00 x 3.69 = 25,800	
Factor Value		
Adjustments	2.2087	
Lot Value	56,984	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	1,588 / 1,588
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,588
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	312 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	106.53	Total Misc Impr	+ 3,520
Roofing Adj	+ 4.92	Garage Cost	+ 14,343
Subfloor Adj	+ -2.31	Total RCN	= 222,747
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,227
Plumbing Adj	+ 7.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 220,520
Adj Base Cost	= 129.02	Lot Value	+ 56,984
Total Area	x 1,588	Indicated Value	= 277,504
Adjusted Cost	= 204,884	Value Per SqFt	174.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	220,520		
Lot Value	56,984		
Indicated Value	277,504	174.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	277,504	174.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172373	12x8		96	26.63		2,556
PATC	Patio - Covered	172374	8x6		48	20.09		964



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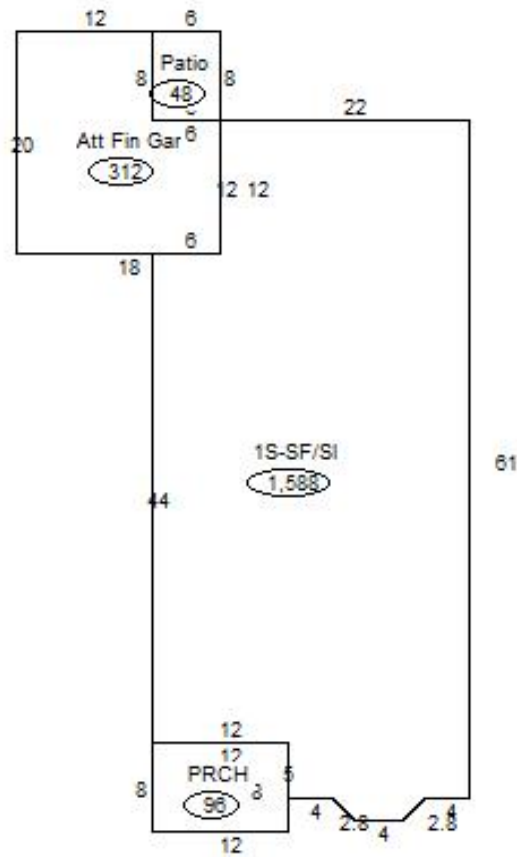
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Sketch Image

660015076



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,588	1.000	1,588
2	G	5		20	Att Fin Gar	312	1.000	312
3	M	PRCH		20	PRCH	96	1.000	96
4	M	PATC		20	Patio	48	1.000	48
Total Building Area						1,588		1,588