



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 660015251 Parcel ID 000000-00-0-10405-005-0023 Cadastral ID 16-21-16-03020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 305916 CRAT PROPERTY LTD	

9901 W 480
PRYOR OK 74361-0000

Parcel Location

Situs 00603 S CHOCTAW AVE
Subdivision SOUTHSIDE
Lot/Block 0023 / 0005 **Parcel Size** 1.5 - Lots
Sec/Twn/Rng 16 / 21 / 16 / 5
Neighborhood 1161 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-9\IMG_0039. 8/9/2023

Legal Description	Lat/Long: 36.30332268 -95.61063884	Building Permits										
LOT 22 & S2 LOT 23 BLOCK 5 SOUTHSIDE		<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					
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Exemptions	Sale History																														
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Parcel Valuation					Sale History				
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	0	Land Value	54,786	14,527	11%	1,598	Assessed	4,071	376.28
Year Frozen	0	Improvements	46,319	22,479		2,473	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	101,105	37,006		4,071	Total Taxable	4,071	376.00

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660015251	CRAT PROPERTY LTD	17	99,885	0	3,877	358.00
2024	2024-660015251	CRAT PROPERTY LTD	17	98,066	0	3,692	341.00
2023	2023-660015251	CRAT PROPERTY LTD	17	65,240	0	3,517	322.00
2022	2022-660015251	CRAT PROPERTY LTD	17	36,240	0	3,349	310.00
2021	2021-660015251	CRAT PROPERTY LTD	17	28,997	0	3,190	282.00
2020	2020-660015251	CRAT PROPERTY LTD	17	29,279	0	3,221	295.00
2019	2019-660015251	CRAT PROPERTY LTD	17	29,276	0	3,220	298.00
2018	2018-660015251	CRAT PROPERTY LTD	17	32,624	0	3,589	332.00
2017	2017-660015251	CRAT PROPERTY LTD	17	42,824	0	4,711	433.00
2016	2016-660015251	CRAT PROPERTY LTD	17	41,826	0	4,601	432.00
2015	2015-660015251	CRAT PROPERTY LTD	17	41,058	0	4,516	407.00
2014	2014-660015251	CRAT PROPERTY LTD	17	41,392	0	4,553	422.00
2013	2013-660015251	CRAT PROPERTY LTD	17	41,465	0	4,385	401.00



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2287		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,961.00 x 5.50 = 54,786		
Factor Value			
Adjustments	1.0000		
Lot Value	54,786		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Stone
Base/Total Area	808 / 808
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	47,902	59.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	91,310		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.26	Total Misc Impr	+	2,026			
Roofing Adj	+ 5.52	Garage Cost	+				
Subfloor Adj	+ 2.67	Total RCN	=	111,874			
Heat/Cool Adj	+ 10.30	Depreciation (61%)	-	68,243			
Plumbing Adj	+ 6.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	43,631			
Adj Base Cost	= 135.95	Lot Value	+	54,786			
Total Area	x 808	Indicated Value	=	98,417			
Adjusted Cost	= 109,848	Value Per SqFt		121.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,631		
Lot Value	54,786		
Indicated Value	98,417	121.80	Per SqFt
Agland Value			
Site Improvements	2,688		
Total Value	101,105	125.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36638	12x6		72	21.07		1,517
PRCH	SLAB PORCH - COVERED	36639	6x4		24	21.22		509



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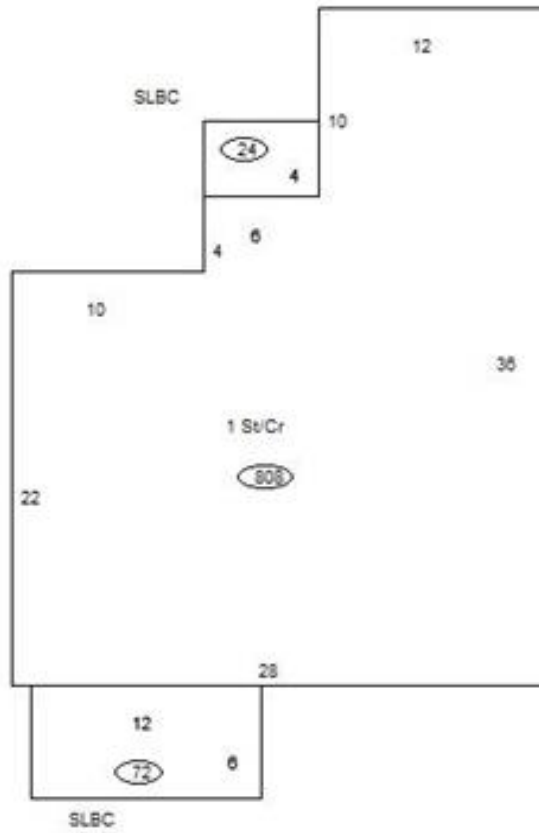
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	808	1.000	808
2	M	PRCH		10	SLBC	72	1.000	72
3	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						808		808



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			336
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (16.00 x 336)		5,376		5,376	2,688	2,688