



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:18:27
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Assessment Data					Primary Image														
Account 660015480 Parcel ID 000000-00-0-10215-001-0004 Cadastral ID 16-21-16-07980 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 327258 SHERMAN, JOSHUA & CELIA 902 S CHOCTAW AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00902 S CHOCTAW AVE Subdivision KELLEY HEIGHTS Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">08/21/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-21\IMG_0011 8/21/2023</p>														
Legal Description Lat/Long: 36.29985103 -95.60996585																			
LOT 4 BLOCK 1 KELLEY HEIGHTS					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										
H	Homestead	Yes	1,000	1,000	/	JOBE, JAMES &	03/26/2019	66,500	19										
H	Homestead	No	1,000		794/64			43,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2020		Land Value 47,025	18,542	11%	2,040	Assessed	9,430	871.61										
Year Frozen	0		Improvements 90,526	67,183		7,390	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 137,551	85,725		9,430	Total Taxable	8,430	779.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015480	SHERMAN, JOSHUA &			17	134,730	1000	8,155	754.00										
2024	2024-660015480	SHERMAN, JOSHUA &			17	137,004	1000	7,889	729.00										
2023	2023-660015480	SHERMAN, JOSHUA &			17	95,782	1000	7,630	699.00										
2022	2022-660015480	SHERMAN, JOSHUA &			17	76,167	1000	7,378	683.00										
2021	2021-660015480	SHERMAN, JOSHUA &			17	79,237	0	8,716	770.00										
2020	2020-660015480	SHERMAN, JOSHUA &			17	80,501	0	8,855	811.00										
2019	2019-660015480	SHERMAN, JOSHUA &			17	78,675	1000	7,654	709.00										
2018	2018-660015480	JOBE, JAMES &			17	85,174	1000	8,369	773.00										
2017	2017-660015480	JOBE, JAMES &			17	84,501	1000	8,295	762.00										
2016	2016-660015480	JOBE, JAMES &			17	82,391	1000	8,063	757.00										
2015	2015-660015480	JOBE, JAMES &			17	80,396	1000	7,844	707.00										
2014	2014-660015480	JOBE, JAMES &			17	83,230	1000	7,963	738.00										
2013	2013-660015480	JOBE, JAMES &			17	80,039	1000	7,702	705.00										



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Lot Data		Square-Foot - NBHD 1161 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	0.1963							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	8,550.00 x 5.50 = 47,025							
Factor Value								
Adjustments	1.0000							
Lot Value	47,025							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2 - Fair							
Architecture	R3 Res Nbhd 3							
Style	100% One Story							
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood							
Base/Total Area	1,592 / 1,592							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,592							
Fixture/RghIn	8 /							
Bed/F/H Bath	4 / 2.0 /							
Basement Area								
Garage Type	288 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1971 / 41							
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adjusted R	0.8445							
Indicated Value	122,435	76.91	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	8							
Indicated Value	135,790	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	90,526							
Lot Value	47,025							
Indicated Value	137,551	86.40	Per SqFt					
Agland Value								
Site Improvements								
Total Value	137,551	86.40	Total Value Per SqFt					
Cost Approach								
Manual : 01/2025								
Base Cost	88.67	Total Misc Impr	+	3,838				
Roofing Adj	+ 3.84	Garage Cost	+	7,874				
Subfloor Adj	+ 0.00	Total RCN	=	184,746				
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	94,220				
Plumbing Adj	+ 5.88	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	90,526				
Adj Base Cost	= 108.69	Lot Value	+	47,025				
Total Area	x 1,592	Indicated Value	=	137,551				
Adjusted Cost	= 173,034	Value Per SqFt		86.40				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37266	14x4		56	21.12		1,183
PATO	SLAB PORCH - OPEN	37267	34x10		340	7.81		2,655

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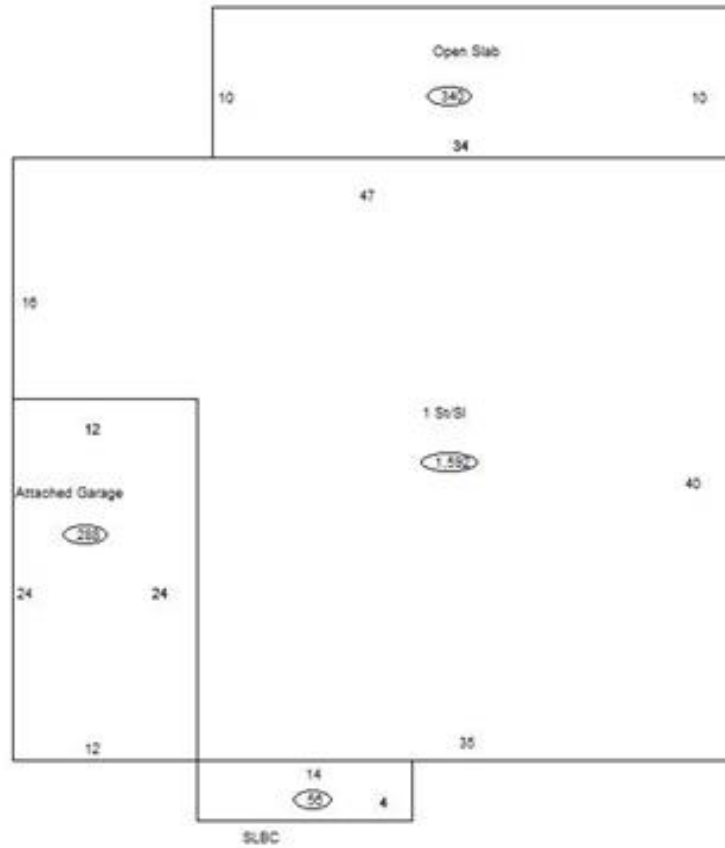
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Sketch Image

660015480



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,592	1.000	1,592
2	G	1		10	Attached Garage	288	1.000	288
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PATO		10	Open Slab	340	1.000	340
Total Building Area						1,592		1,592