



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:18:38
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Assessment Data					Primary Image																																																																																																																																																																					
Account 660015489 Parcel ID 000000-00-0-10215-001-0013 Cadastral ID 16-21-16-08070 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343074 BROWN, MICHELLE & JORGE PORTILLO 1008 S CHOCTAW AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01008 S CHOCTAW AVE Subdivision KELLEY HEIGHTS Lot/Block 0013 / 0001 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: 36.29819324 -95.61003266																																																																																																																																																																										
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2286	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,958.00 x 5.50 = 54,769	
Factor Value		
Adjustments	1.5565	
Lot Value	85,248	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,840 / 1,840
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,840
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

Cost Approach		Manual : 01/2025	
Base Cost	110.27	Total Misc Impr	+ 3,516
Roofing Adj	+ 3.87	Garage Cost	+ 17,117
Subfloor Adj	+ -0.40	Total RCN	= 264,323
Heat/Cool Adj	+ 11.22	Depreciation (51%)	- 134,805
Plumbing Adj	+ 7.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 129,518
Adj Base Cost	= 132.44	Lot Value	+ 85,248
Total Area	x 1,840	Indicated Value	= 214,766
Adjusted Cost	= 243,690	Value Per SqFt	116.72

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	178,785 97.17 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	129,518
Lot Value	85,248
Indicated Value	214,766 116.72 Per SqFt
Agland Value	
Site Improvements	
Total Value	214,766 116.72 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37302	17x4		68	25.86		1,758
PRCH	SLAB PORCH - COVERED	37303	17x4		68	25.86		1,758



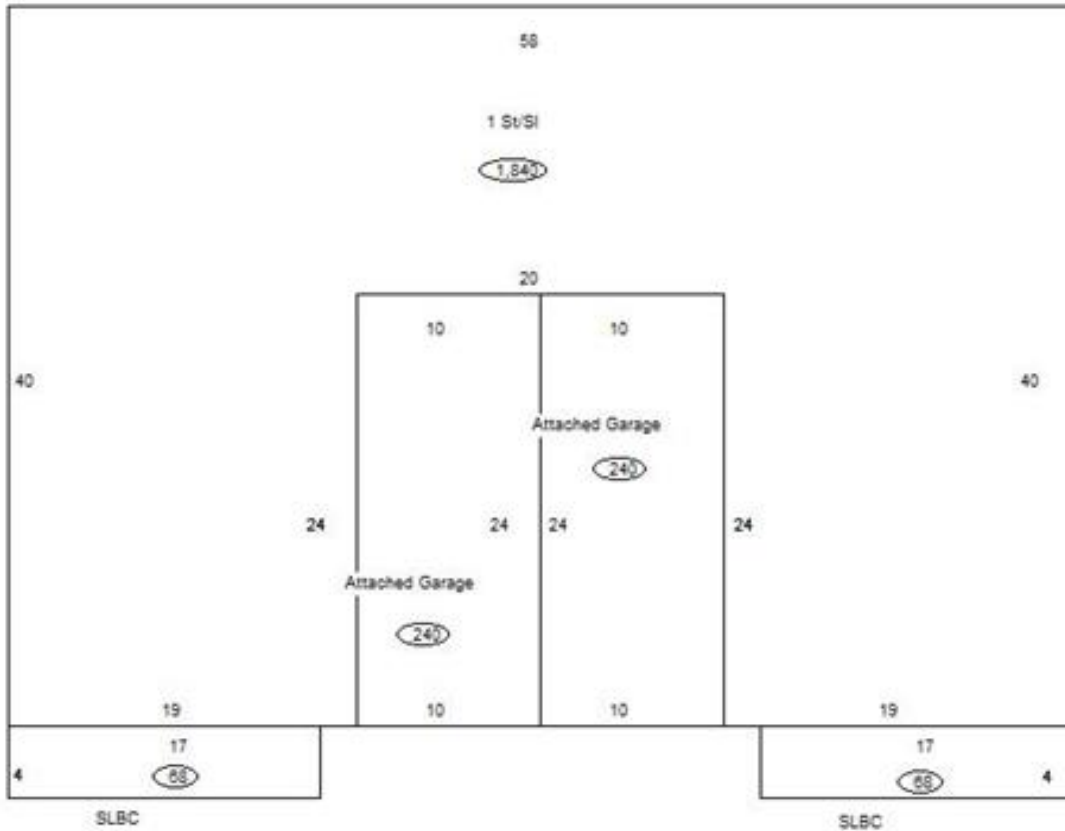
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Sketch Image

660015489



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,840	1.000	1,840
2	G	1		10	Attached Garage	240	1.000	240
3	G	1		10	Attached Garage	240	1.000	240
4	M	PRCH		10	SLBC	68	1.000	68
5	M	PRCH		10	SLBC	68	1.000	68
Total Building Area						1,840		1,840