



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:18:42
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015491 Parcel ID 000000-00-0-10215-001-0015 Cadastral ID 16-21-16-08090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 329956 KNIGHT RENTALS LLC 1605 COLLEGE PARK RD CLAREMORE OK 74017-0000 Parcel Location Situs 01100 S CHOCTAW AVE Subdivision KELLEY HEIGHTS Lot/Block 0015 / 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: 36.29777301 -95.61001759																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2243		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,769.00 x 5.50 = 53,730		
Factor Value			
Adjustments	1.0000		
Lot Value	53,730		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	900 / 900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	900
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	275 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	
Adusted R	0.8445		
Indicated Value	87,312	97.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	118,580		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.97	Total Misc Impr	+	4,509	
Roofing Adj	+ 4.35	Garage Cost	+	7,620	
Subfloor Adj	+ 0.00	Total RCN	=	126,600	
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	64,566	
Plumbing Adj	+ 5.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	62,034	
Adj Base Cost	= 127.19	Lot Value	+	53,730	
Total Area	x 900	Indicated Value	=	115,764	
Adjusted Cost	= 114,471	Value Per SqFt		128.63	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,034		
Lot Value	53,730		
Indicated Value	115,764	128.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	115,764	128.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37310	14x4		56	21.12		1,183
PRCH	SLAB PORCH - COVERED	37311	160		160	20.79		3,326



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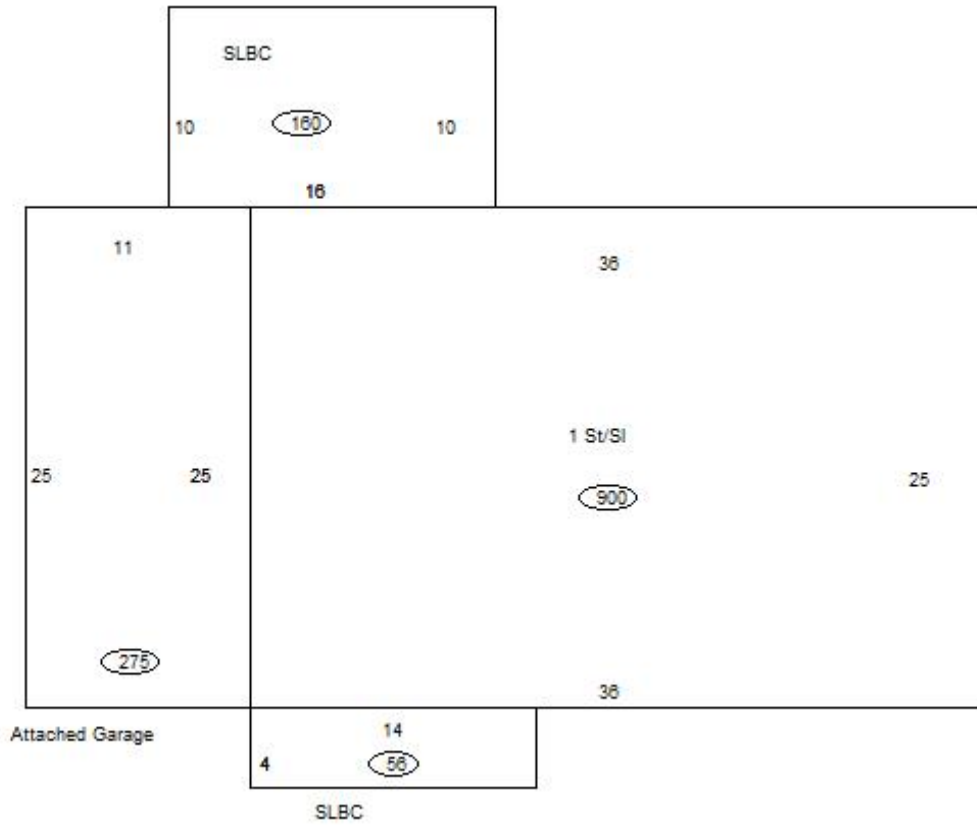
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Sketch Image

660015491



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	900	1.000	900
2	G	1		10	Attached Garage	275	1.000	275
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						900		900