



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:18:46  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015496 <b>Parcel ID</b> 000000-00-0-10215-001-0021 <b>Cadastral ID</b> 16-21-16-08113 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 348824 WESTON, CALEB & SARA JANEE  1103 S CHOCTAW PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01103 S CHOCTAW PL <b>Subdivision</b> KELLEY HEIGHTS <b>Lot/Block</b> 0021 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29751166 -95.60955351																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.199	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,667.00 x 5.50 = 47,669	
Factor Value		
Adjustments	1.4316	
Lot Value	68,243	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,378 / 1,378
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,378
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1973 / 13

Cost Approach				Manual : 01/2025			
Base Cost	87.60	Total Misc Impr	+	2,956			
Roofing Adj	+ 3.88	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	140,908			
Heat/Cool Adj	+ 5.00	Depreciation ( 17%)	-	23,954			
Plumbing Adj	+ 3.63	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	116,954			
Adj Base Cost	= 100.11	Lot Value	+	68,243			
Total Area	x 1,378	Indicated Value	=	185,197			
Adjusted Cost	= 137,952	Value Per SqFt		134.40			



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-21\IMG\_003 8/21/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	90,752	65.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	106,820		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,954		
Lot Value	68,243		
Indicated Value	185,197	134.40	Per SqFt
Agland Value			
Site Improvements	2,805		
Total Value	188,002	136.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37326	23x4		92	21.00		1,932
PATO	SLAB PORCH - OPEN	142462	20x5		100	10.24		1,024



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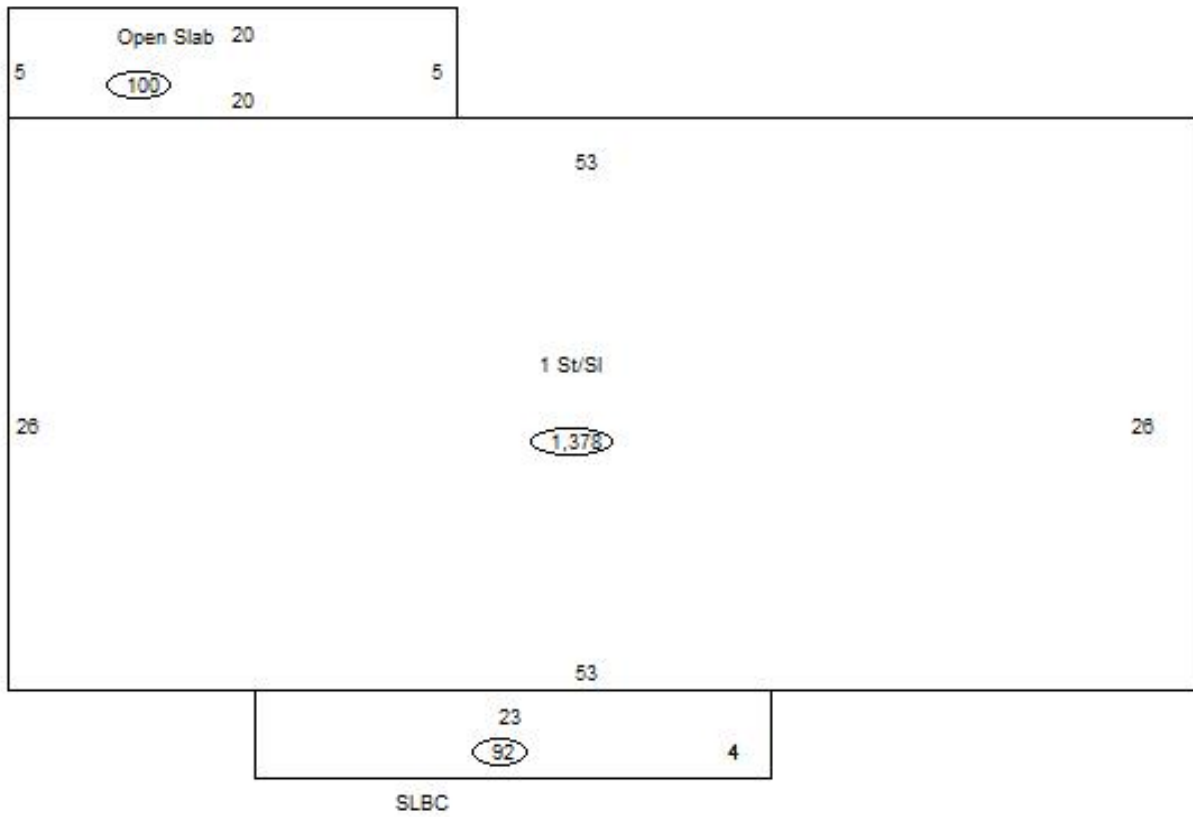
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,378	1.000	1,378
2	M	PRCH		10	SLBC	92	1.000	92
3	M	PATO		10	Open Slab	100	1.000	100
<b>Total Building Area</b>						<b>1,378</b>		<b>1,378</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	12x40x0			480	
	Qual	2	Cond 3	Year	Eff Age	8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (8.72 x 480)		4,186		4,186	1,381	2,805
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
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	Qual	2	Cond	Year	Eff Age		
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