



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 660015497 Parcel ID 000000-00-0-10215-001-0022 Cadastral ID 16-21-16-08114 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326649 GORDON, SHAUNTE 1101 S CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 01101 S CHOCTAW PL Subdivision KELLEY HEIGHTS Lot/Block 0022 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-21\IMG_003! 8/21/2023</p>														
Legal Description Lat/Long: 36.29777213 -95.60978705																			
LOT 22 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	/	LONG, IVAN LEO	12/28/2018	62,000	YES										
					1344/464	LONG, IVAN LEO	12/17/2001	0	4										
					954/303	SECRETARY OF VETERAN~AFFAIRS	04/21/1994	0	No										
					932/241	ADAIR, DRU ELLA	10/07/1993	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2019		Land Value 46,943	19,259	11%	2,118	Assessed	7,877	728.07										
Year Frozen	0		Improvements 62,845	52,351		5,759	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 109,788	71,610		7,877	Total Taxable	6,877	636.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015497	GORDON, SHAUNTE			17	107,544	1000	6,648	614.00										
2024	2024-660015497	GORDON, SHAUNTE			17	107,947	1000	6,426	594.00										
2023	2023-660015497	GORDON, SHAUNTE			17	82,323	1000	6,209	569.00										
2022	2022-660015497	GORDON, SHAUNTE			17	63,626	1000	5,999	555.00										
2021	2021-660015497	GORDON, SHAUNTE			17	68,743	1000	6,562	579.00										
2020	2020-660015497	GORDON, SHAUNTE			17	67,704	1000	6,447	590.00										
2019	2019-660015497	GORDON, SHAUNTE			17	66,644	1000	6,331	586.00										
2018	2018-660015497	LONG, IVAN LEO			17	69,654	0	7,662	708.00										
2017	2017-660015497	LONG, IVAN LEO			17	69,112	0	7,602	698.00										
2016	2016-660015497	LONG, IVAN LEO			17	67,480	0	7,279	683.00										
2015	2015-660015497	LONG, IVAN LEO			17	63,023	0	6,933	625.00										
2014	2014-660015497	LONG, IVAN LEO			17	63,025	0	6,933	643.00										
2013	2013-660015497	LONG, IVAN LEO			17	67,649	0	6,867	628.00										



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.1959 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,535.00 x 5.50 = 46,943 Factor Value Adjustments 1.0000 Lot Value 46,943		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,066 / 1,066
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,066
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	312 Carport - Gable Roof
Remodel	
Year/Eff Age	1973 / 40

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	100,640	94.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	111,240		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.64	Total Misc Impr	+	1,350	
Roofing Adj	+ 4.16	Garage Cost	+	2,040	
Subfloor Adj	+ 0.00	Total RCN	=	125,447	
Heat/Cool Adj	+ 5.00	Depreciation (50%)	-	62,724	
Plumbing Adj	+ 4.70	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	62,723	
Adj Base Cost	= 114.50	Lot Value	+	46,943	
Total Area	x 1,066	Indicated Value	=	109,666	
Adjusted Cost	= 122,057	Value Per SqFt		102.88	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,723		
Lot Value	46,943		
Indicated Value	109,666	102.88	Per SqFt
Agland Value			
Site Improvements	122		
Total Value	109,788	102.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37329	16x4		64	21.09		1,350



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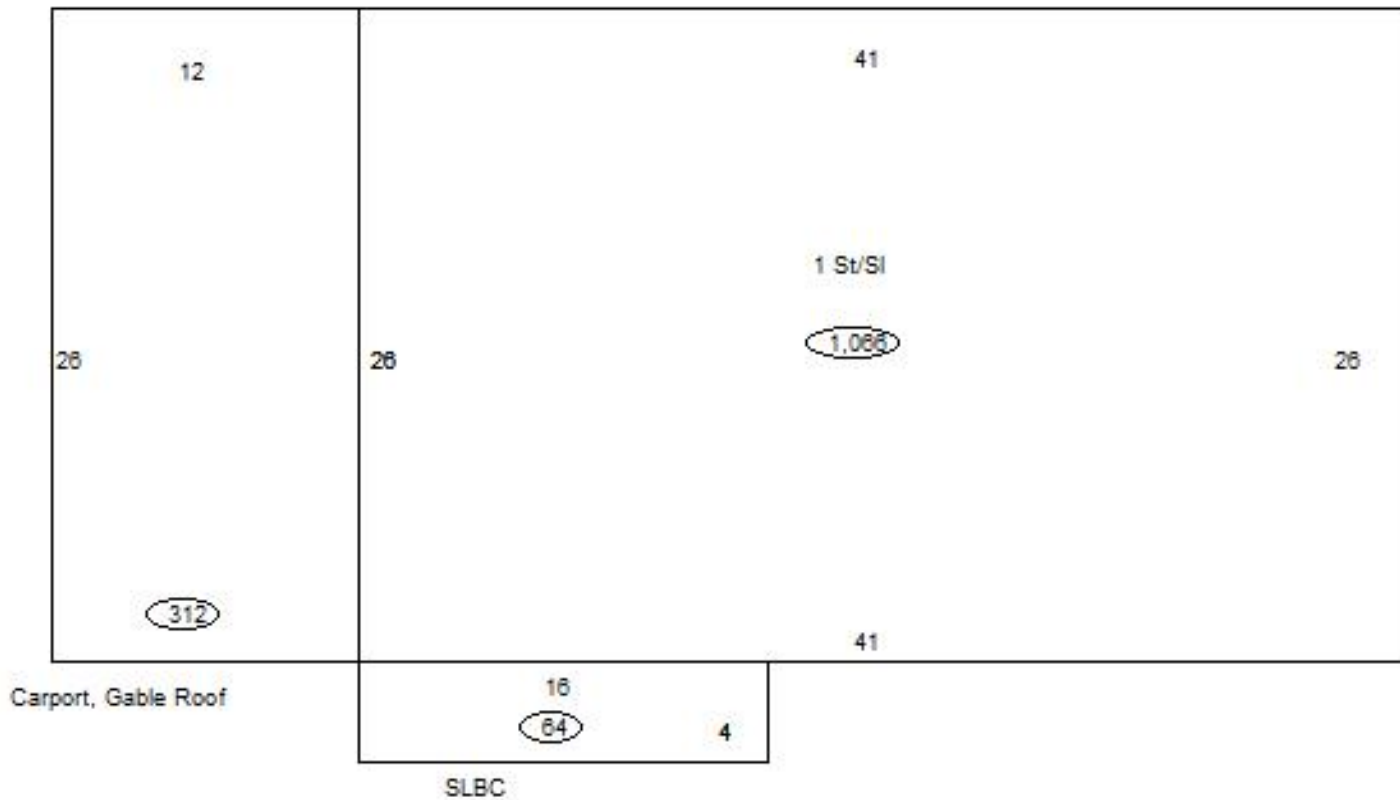
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Sketch Image

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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	1,066	1.000	1,066
2	G	3		10	Carpport, Gable Roof	312	1.000	312
3	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,066		1,066



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			40
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)	RCNLD
Base Cost (4.68 x 40)		187		187	65	122