



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:19:25
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015532 Parcel ID 000000-00-0-10215-002-0023 Cadastral ID 16-21-16-08393 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 339988 MORSE, ZELDA & FRANKIE ROGERS 1100 S CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 01100 S CHOCTAW PL Subdivision KELLEY HEIGHTS Lot/Block 0023 / 0002 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: 36.29769025 -95.60894013																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1928		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,398.00 x 5.50 = 46,189		
Factor Value			
Adjustments	1.0000		
Lot Value	46,189		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-22\IMG_003 8/22/2023

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	1,050 / 1,050
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,050
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	300 Carport - Gable Roof
Remodel	
Year/Eff Age	1973 / 40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	98,792	94.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	146,650 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.06	Total Misc Impr	+	1,350	
Roofing Adj	+ 4.18	Garage Cost	+	1,962	
Subfloor Adj	+ 0.00	Total RCN	=	124,083	
Heat/Cool Adj	+ 5.00	Depreciation (50%)	-	62,042	
Plumbing Adj	+ 4.78	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	62,041	
Adj Base Cost	= 115.02	Lot Value	+	46,189	
Total Area	x 1,050	Indicated Value	=	108,230	
Adjusted Cost	= 120,771	Value Per SqFt		103.08	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,041		
Lot Value	46,189		
Indicated Value	108,230	103.08	Per SqFt
Agland Value			
Site Improvements	131		
Total Value	108,361	103.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37449	16x4		64	21.09		1,350



Rogers

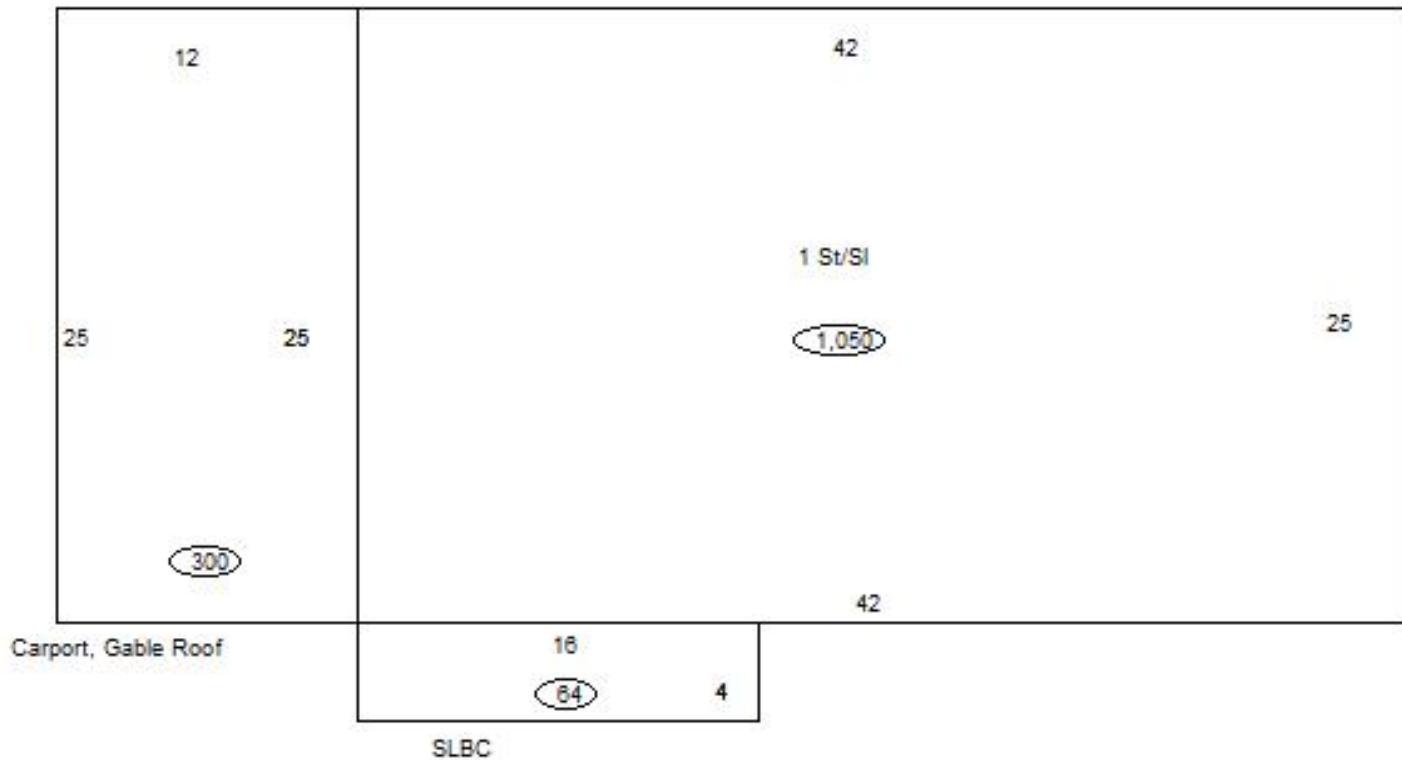
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Sketch Image

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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	1,050	1.000	1,050
2	G	3		10	Carport, Gable Roof	300	1.000	300
3	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,050		1,050



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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 (30% Phys/ % Func)	RCNLD
Base Cost (4.68 x 40)		187		187	56	131