



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:19:29  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015537 <b>Parcel ID</b> 000000-00-0-10215-002-0028 <b>Cadastral ID</b> 16-21-16-08440 <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> 329956 KNIGHT RENTALS LLC  1605 COLLEGE PARK RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01004 S CHOCTAW PL <b>Subdivision</b> KELLEY HEIGHTS <b>Lot/Block</b> 0028 / 0002 <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: 36.29857776 -95.60888865																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1903	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,291.00 x 5.50 = 45,601	
Factor Value		
Adjustments	1.0506	
Lot Value	47,908	

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	941 / 941
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	941
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	486 Attached Garage - Unfinished
Remodel	KITCHEN/BA -
Year/Eff Age	1972 / 33



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	109,054	115.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	133,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.28	Total Misc Impr	+	8,977			
Roofing Adj	+ 4.39	Garage Cost	+	11,402			
Subfloor Adj	+ 0.00	Total RCN	=	140,168			
Heat/Cool Adj	+ 10.30	Depreciation ( 45%)	-	63,076			
Plumbing Adj	+ 5.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	77,092			
Adj Base Cost	= 127.30	Lot Value	+	47,908			
Total Area	x 941	Indicated Value	=	125,000			
Adjusted Cost	= 119,789	Value Per SqFt		132.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,092		
Lot Value	47,908		
Indicated Value	125,000	132.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	125,000	132.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37465	8x4		32	21.19		678
PRCH	SLAB PORCH - COVERED	37466	32x10		320	20.32		6,502
PATO	SLAB PORCH - OPEN	142507	27x7		189	9.51		1,797



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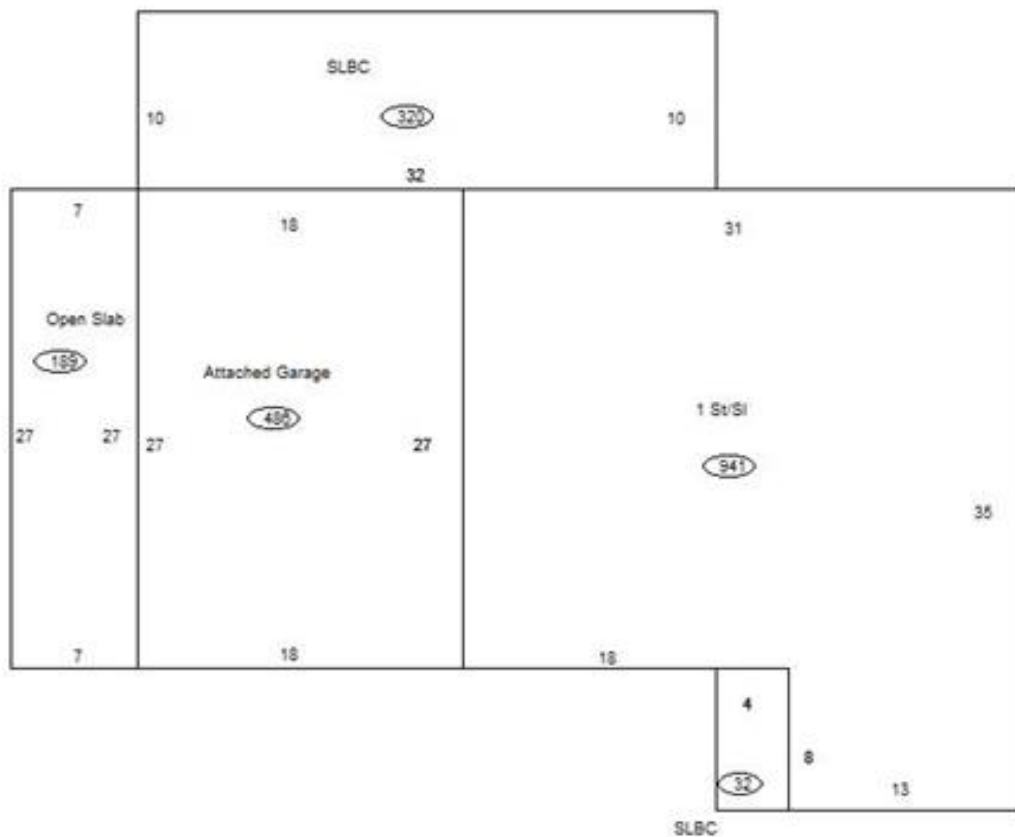
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### Sketch Image

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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	941	1.000	941
2	G	1		10	Attached Garage	486	1.000	486
3	M	PRCH		10	SLBC	32	1.000	32
4	M	PRCH		10	SLBC	320	1.000	320
5	M	PATO		10	Open Slab	189	1.000	189
<b>Total Building Area</b>						<b>941</b>		<b>941</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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 )				