



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:19:31
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015538 Parcel ID 000000-00-0-10215-002-0029 Cadastral ID 16-21-16-08450 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 263754 THOMPSON, NANCY J 1002 S CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 01002 S CHOCTAW PL Subdivision KELLEY HEIGHTS Lot/Block 0029 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1976	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,606.00 x 5.50 = 47,333	
Factor Value		
Adjustments	1.0000	
Lot Value	47,333	

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	971 / 971
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	971
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
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	107,295	110.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	139,340		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.25	Total Misc Impr	+	2,453			
Roofing Adj	+ 4.52	Garage Cost	+	10,613			
Subfloor Adj	+ 0.00	Total RCN	=	138,548			
Heat/Cool Adj	+ 10.30	Depreciation (50%)	-	69,274			
Plumbing Adj	+ 5.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	69,274			
Adj Base Cost	= 129.23	Lot Value	+	47,333			
Total Area	x 971	Indicated Value	=	116,607			
Adjusted Cost	= 125,482	Value Per SqFt		120.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,274		
Lot Value	47,333		
Indicated Value	116,607	120.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	116,607	120.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37469	3x3		9	21.27		191
PRCH	SLAB PORCH - COVERED	37470	10x10		100	20.98		2,098
PATO	SLAB PORCH - OPEN	142508	4x4		16	10.24		164



Rogers

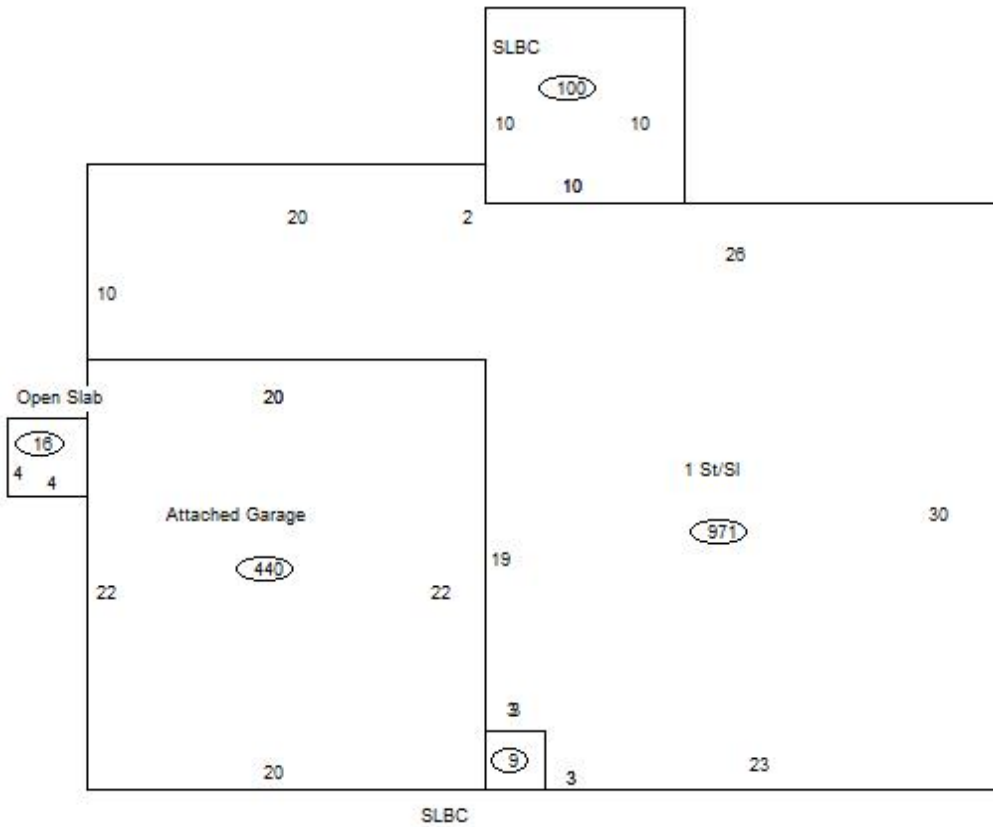
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 Time 23:19:31
 Page 3

Sketch Image

660015538



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	971	1.000	971
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	9	1.000	9
4	M	PRCH		10	SLBC	100	1.000	100
5	M	PATO		10	Open Slab	16	1.000	16
Total Building Area						971		971