



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:38:49  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015539 <b>Parcel ID</b> 000000-00-0-10215-002-0030 <b>Cadastral ID</b> 16-21-16-08460 <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> 347787 HOWERTON, ASHLEY ANN  1000 S CHOCTAW PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01000 S CHOCTAW AVE <b>Subdivision</b> KELLEY HEIGHTS <b>Lot/Block</b> 0030 / 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: 36.29897044 -95.60897780																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1955	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,518.00 x 5.50 = 46,849	
Factor Value		
Adjustments	1.2286	
Lot Value	57,559	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,084 / 1,084
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,084
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 36

Cost Approach		Manual : 01/2025	
Base Cost	116.19	Total Misc Impr	+ 3,179
Roofing Adj	+ 4.92	Garage Cost	+ 12,487
Subfloor Adj	+ -1.29	Total RCN	= 168,423
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	- 75,790
Plumbing Adj	+ 9.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 92,633
Adj Base Cost	= 140.92	Lot Value	+ 57,559
Total Area	x 1,084	Indicated Value	= 150,192
Adjusted Cost	= 152,757	Value Per SqFt	138.55



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-23\IMG\_000 8/23/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	126,141	116.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	124,620		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,633		
Lot Value	57,559		
Indicated Value	150,192	138.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	150,192	138.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37473	76		76	24.03		1,826
PATO	SLAB PORCH - OPEN	37474	10x8		80	10.86		869
PRCH	SLAB PORCH - COVERED	142509	5x4		20	24.21		484





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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 )						