



# 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	660015583													
Parcel ID	21N16E-16-2-00000-000-0000													
Cadastral ID	16-21-16-10600													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	336423													
WALTER, GABRIEL														
526 S CHOCTAW AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00526 S CHOCTAW AVE													
Subdivision														
Lot/Block	/	Parcel Size	.525 - Acres											
Sec/Twn/Rng	16 / 21 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30386954 -95.60991833														
PT NW SE NW & PT SW NE NW BEG: 65' N OF CENTER OF NW/4; E 245' S 135', W 125', N 85', W 120' N 50' TO POB														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
H	Homestead	No	1,000											
PD	Add-Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	DOUGHERTY, JONATHAN &	11/04/2021	139,000	YES										
2707/286	DYER, OLEN TRUST	04/24/2018	65,000	YES										
853/75			0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2022	Land Value	19,432	19,432	11%	2,138	Assessed	9,423 870.97						
Year Frozen	2013	Improvements	66,234	66,234		7,285	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00						
TIF Project ID	0	Total Value	85,666	85,666		9,423	Total Taxable	8,423 779.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660015583	WALTER, GABRIEL	17	84,508	1000	8,296	767.00							
2024	2024-660015583	WALTER, GABRIEL	17	88,032	1000	8,684	803.00							
2023	2023-660015583	WALTER, GABRIEL	17	139,000	1000	14,290	1,309.00							
2022	2022-660015583	WALTER, GABRIEL	17	139,000	1000	14,290	1,323.00							
2021	2021-660015583	DOUGHERTY, JONATHAN &	17	79,547	0	8,529	753.00							
2020	2020-660015583	DOUGHERTY, JONATHAN &	17	78,286	0	8,123	744.00							
2019	2019-660015583	DOUGHERTY, JONATHAN &	17	70,328	0	7,736	717.00							
2018	2018-660015583	DOUGHERTY, JONATHAN &	17	97,745	2000	4,490	415.00							
2017	2017-660015583	DYER, OLEN TRUST	17	96,834	2000	4,489	412.00							
2016	2016-660015583	DYER, OLEN TRUST	17	94,480	2000	4,489	421.00							
2015	2015-660015583	DYER, OLEN TRUST	17	91,837	2000	4,489	405.00							
2014	2014-660015583	DYER, OLEN TRUST	17	94,438	2000	4,490	416.00							
2013	2013-660015583	DYER, OLEN	17	90,297	2000	4,490	411.00							



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.525		
Non-Ag Acres	0.5069		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	22,082.00 x .88 = 19,432		
Factor Value			
Adjustments	1.0000		
Lot Value	19,432		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-23\IMG\_002 8/23/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,276 / 1,276
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 58

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	92,077 72.16 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	93.79	Total Misc Impr	+ 9,486
Roofing Adj	+ 4.12	Garage Cost	+
Subfloor Adj	+ 2.34	Total RCN	= 159,926
Heat/Cool Adj	+ 10.30	Depreciation ( 67%)	- 107,150
Plumbing Adj	+ 7.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,776
Adj Base Cost	= 117.90	Lot Value	+ 19,432
Total Area	x 1,276	Indicated Value	= 72,208
Adjusted Cost	= 150,440	Value Per SqFt	56.59

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	52,776
Lot Value	19,432
Indicated Value	72,208 56.59 Per SqFt
Agland Value	
Site Improvements	13,458
Total Value	85,666 67.14 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	37616	24x7		168	20.77		3,489
PRCH	SLAB PORCH - COVERED	37617	10x4		40	21.17		847
PATO	SLAB PORCH - OPEN	142723	8x7		56	10.24		573



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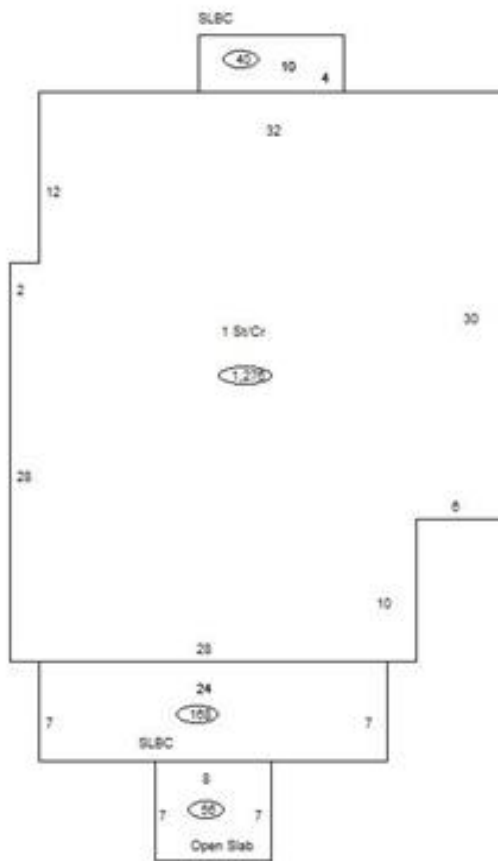
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,276	1.000	1,276
2	M	PRCH		10	SLBC	168	1.000	168
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PATO		10	Open Slab	56	1.000	56
<b>Total Building Area</b>						<b>1,276</b>		<b>1,276</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			440
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 440)		7,040	7,040	2,464	4,576
	CPDT	CARPORT - DETACHED	20x21x0			420
	Qual 3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.33 x 420)		4,339	4,339	1,302	3,037
	GA	GAZEBO AVG	8x12x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8,350.00 x 1)		8,350	8,350	2,505	5,845
	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 )					