




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 660015639 Parcel ID 21N16E-16-2-00000-000-0000 Cadastral ID 16-21-16-16700 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 269408 NAVIN, PHILIP & PEGGY D 606 S CHOCTAW AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00606 S CHOCTAW AVE Subdivision Lot/Block / Parcel Size .204 - Acres Sec/Twn/Rng 16 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-28\IMG_000' 8/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.30322045 -95.61034632 BEG: AT A PT 1046.44' N SW/C SE NW; N ALG W/L SE NW 68' TO A PT; SD PT BEING 206' S N/L SE NW; E 120', S 14', E 13.74' S 00-12 W 54'; W PAR TO N/L SE NW 133.63' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.2		
Non-Ag Acres	0.2002		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,723.00 x .88 = 7,676		
Factor Value			
Adjustments	1.0000		
Lot Value	7,676		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-28\IMG_000' 8/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,072 / 1,072
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	1984 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	83,225	77.64	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.45	Total Misc Impr	+	0			
Roofing Adj	+ 4.34	Garage Cost	+				
Subfloor Adj	+ 2.55	Total RCN	=	130,119			
Heat/Cool Adj	+ 10.30	Depreciation (44%)	-	57,252			
Plumbing Adj	+ 8.74	Lump Sums	+	5,113			
Basement Adj	+ 0.00	RCNLD	=	77,980			
Adj Base Cost	= 121.38	Lot Value	+	7,676			
Total Area	x 1,072	Indicated Value	=	85,656			
Adjusted Cost	= 130,119	Value Per SqFt		79.90			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,980		
Lot Value	7,676		
Indicated Value	85,656	79.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	85,656	79.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	142748	5x5		25	27.55	30%	482
WODO	WOOD DECK - OPEN	142749	8x7		56	26.15	30%	1,025
WODO	WOOD DECK - OPEN	142750	20x17		340	15.15	30%	3,606



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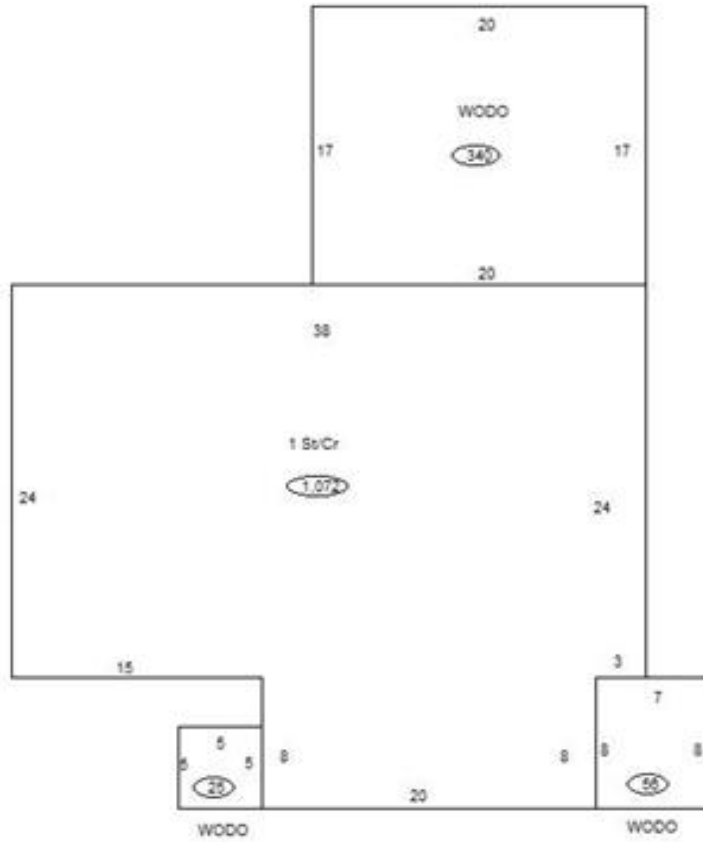
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Sketch Image

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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	1,072	1.000	1,072
2	M	WODO		10	WODO	25	1.000	25
3	M	WODO		10	WODO	56	1.000	56
4	M	WODO		10	WODO	340	1.000	340
Total Building Area						1,072		1,072



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
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