




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:33:28  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660018744 <b>Parcel ID</b> 000000-00-0-00180-001-0001 <b>Cadastral ID</b> 21-21-16-01900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 322914 CHOATE, JAMES K & TRACY L  12099 E 510 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 12099 E 510 RD <b>Subdivision</b> CONCORD WOODS AMD 2 <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 21 / 21 / 16 / 5 <b>Neighborhood</b> 1208 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (274)\IMG_0061.JPG 9/21/2023</p>																																																																																																															
<b>Legal Description</b> Lot/Long: 36.27884133 -95.61306015 LOT 1 BLOCK 1 CONCORD WOODS AMD 2																																																																																																																				
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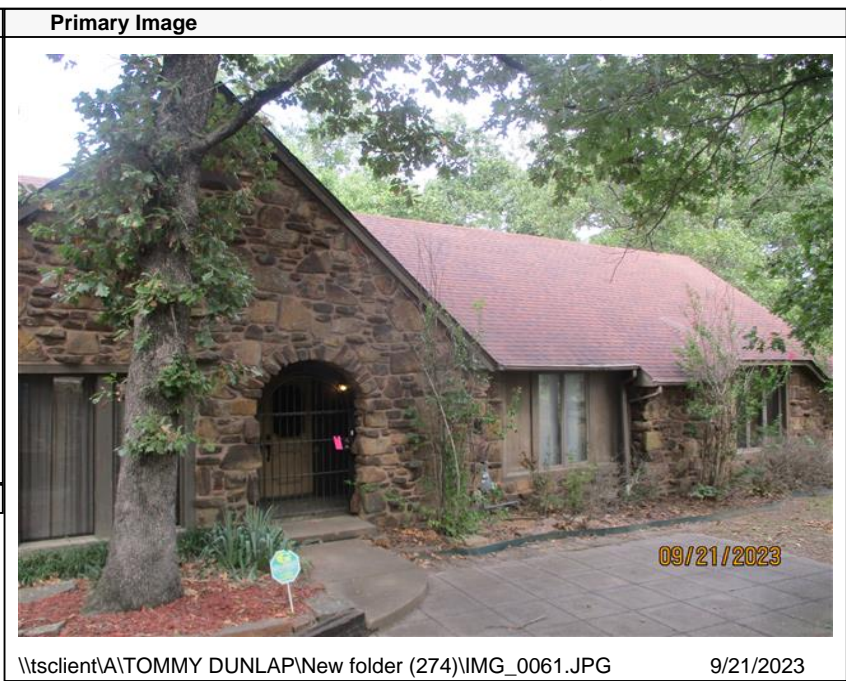
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Lot Data		Lot - NBHD 1208 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4542		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	SIZE		0
Method	Lot		
Base Lot Value	63,344.00 x .68 = 42,762		
Factor Value			
Adjustments	1.0000		
Lot Value	42,762		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,506 / 2,506
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	728 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	323,313	129.02	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	339,950 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.01	Total Misc Impr	+ 60,171				
Roofing Adj	+ 5.16	Garage Cost	+ 27,089				
Subfloor Adj	+ 0.00	Total RCN	= 444,515				
Heat/Cool Adj	+ 14.47	Depreciation ( 54%)	- 240,038				
Plumbing Adj	+ 8.92	Lump Sums	+ 14,840				
Basement Adj	+ 0.00	RCNLD	= 219,317				
Adj Base Cost	= 142.56	Lot Value	+ 42,762				
Total Area	x 2,506	Indicated Value	= 262,079				
Adjusted Cost	= 357,255	Value Per SqFt	104.58				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,317		
Lot Value	42,762		
Indicated Value	262,079	104.58	Per SqFt
Agland Value			
Site Improvements	19,099		
Total Value	281,178	112.20	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	45539	23x10		230	28.70		6,601
PRCH	SLAB PORCH - COVERED	45540	8x7		56	29.35		1,644
PRCH	SLAB PORCH - COVERED	45541	12x12		144	29.03		4,180
EPSW	ENCLOSED PORCH - SOLID WALL	45542	561		561	72.84		40,863
PATO	SLAB PORCH - OPEN	45543	7x5		35	12.93		453
WODO	WOOD DECK - OPEN	141088	779		779	19.05		14,840



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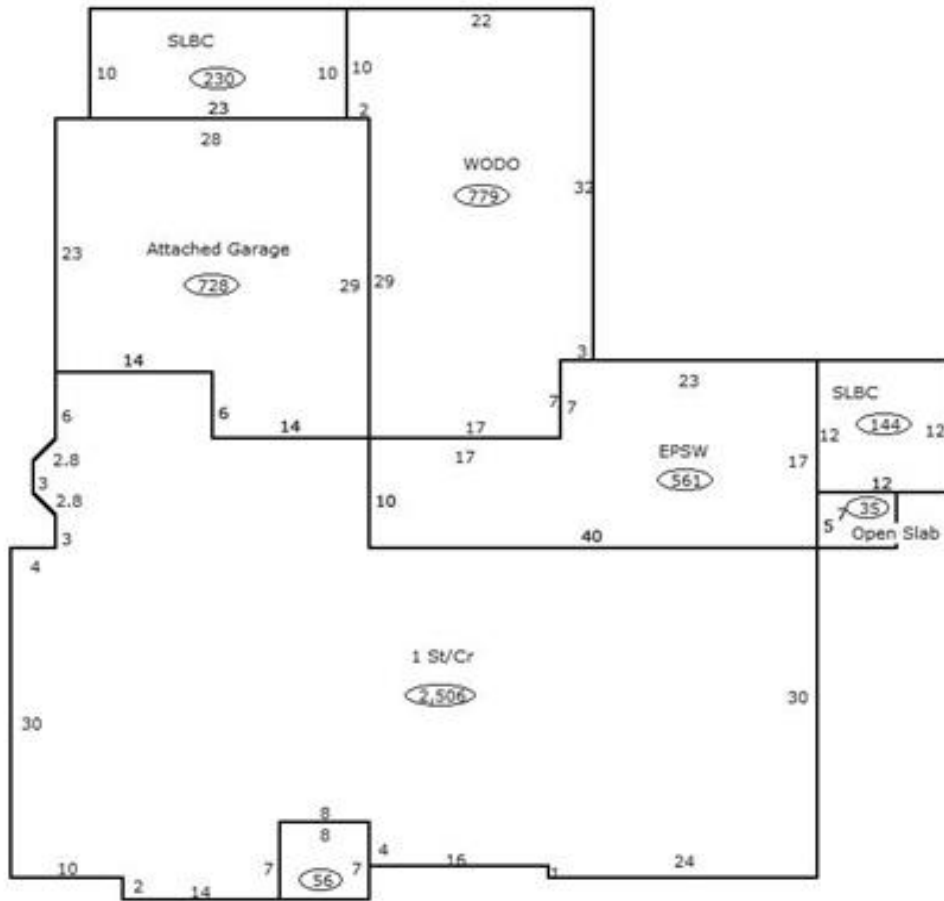
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### Sketch Image

660018744



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,506	1.000	2,506
2	G	1		13	Attached Garage	728	1.000	728
3	M	PRCH		13	SLBC	230	1.000	230
4	M	PRCH		13	SLBC	56	1.000	56
5	M	PRCH		13	SLBC	144	1.000	144
6	M	EPSW		13	EPSW	561	1.000	561
7	M	PATO		13	Open Slab	35	1.000	35
8	M	WODO		13	WODO	779	1.000	779
<b>Total Building Area</b>						<b>2,506</b>		<b>2,506</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual 2	Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.28 x 720)		22,522		22,522	14,639	7,883
	LT	LEAN-TO	0x0x0			400	
	Qual 3	Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 400)		1,168		1,168	759	409
	LT	LEAN-TO	0x0x0			300	
	Qual 3	Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 300)		876		876	569	307
	SG	SWIM-GUNITE	0x0x0			1	
	Qual 3	Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30,000.00 x 1)		30,000		30,000	19,500	10,500