



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:05:58  
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Assessment Data				Primary Image					
Account	660108043			No Image On File					
Parcel ID	21N16E-27-2-00000-003-0000								
Cadastral ID	27-21-16-00321								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	319718								
CHOAT PROPERTIES LLC									
25116 S 4150 RD CLAREMORE OK 74019-5475									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	2.85 - Acres						
Sec/Twn/Rng	27 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27535365 -95.59201041									
TR DESC 2023-006809 AS COMM NW/C NE NW; S01.11011E 850.31' TO POB; N89.0030E 263.86'; S01.1026E 469.36'; S88.5159W 263.78'; N011100W 470.02' TO POB.				Building Permits					
				Number	Description	Opened	Closed	Amount	
S23	S24 SPLIT	05/2023	12/2023						
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CHOAT, CHAD & MISTY	08/21/2024	0	4
					/	WHITE, JUSTIN ERIC &	05/17/2023	28,500	21
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	638	638	11%	70	Assessed	70	6.47
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	638	638		70	Total Taxable	70	6.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108043	CHOAT PROPERTIES LLC	18	638	0	70	6.00		
2024	2024-660108043	CHOAT PROPERTIES LLC	18	638	0	70	6.00		
2023	2023-660108043	CHOAT, CHAD & MISTY	18	638	0	70	6.00		



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Lot Data		Primary Image						
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		<b>GRM Approach</b>						
Adjustments		GRM Code						
Lot Value		Gross Rent	0.00					
		Indicated Value						
<b>Residential Data</b>		<b>Multiple Regression</b>						
Type		MRA Code						
Condition	-	Adjusted R						
Quality	-	Indicated Value						
Architecture		<b>Direct Comparables</b>						
Style		Selection Model	A Adam Test					
Exterior Wall		Adjustment Model	NewTest					
Base/Total Area	/	Comparables						
Style		Indicated Value						
HVAC		<b>Value Reconciliation</b>						
Roof Cover		Selected Approach	Cost Approach					
Area on Slab		Improvements						
Fixture/RghIn	/	Lot Value						
Bed/F/H Bath	/ /	Indicated Value	0.00 Per SqFt					
Basement Area		Agland Value	638					
Garage Type		Site Improvements						
Remodel		Total Value	638 0.00 Total Value Per SqFt					
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

660108043

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.850	224	224	638	638
<b>IMP PST Totals</b>						2.850			638	638
<b>Total Agland</b>						2.850			638	638