



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 660003158 Parcel ID 000000-00-0-10205-001-0007 Cadastral ID 04-21-16-03400 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 287904 PATIENT INVESTMENTS LLC 8055 E WINCHESTER AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01205 CHERRINGTON Subdivision JAYCEE Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0035.JPG 4/10/2023</p>																																																	
Legal Description Lat/Long: 36.32225519 -95.60673576																																																						
LOT 7 BLOCK 1 JAYCEE					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2367/569	KORGAN, DWIGHT J &	11/01/2013	0	4																																													
					1738/651	PATIENT INVESTMENTS LLC	12/16/2005	0	16																																													
					1655/906	KORGAN, DWIGHT &	12/16/2004	0	4																																													
					1463/46	HURTUBISE, SAMUEL N &	03/27/2003	0																																														
					1463/48	KOSTREBA, MICHAEL & BRENDA	03/27/2003	65,000	YES																																													
					121/480	CHADWELL, LAVELLE W &	01/21/2000	59,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2004</td> <td>Land Value 54,680</td> <td>37,037</td> <td>11%</td> <td>4,074</td> <td>Assessed</td> <td>9,973</td> <td>921.80</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 54,325</td> <td>53,623</td> <td> </td> <td>5,899</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 109,005</td> <td>90,660</td> <td> </td> <td>9,973</td> <td>Total Taxable</td> <td>9,973</td> <td>922.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2004	Land Value 54,680	37,037	11%	4,074	Assessed	9,973	921.80	Year Frozen	0	Improvements 54,325	53,623		5,899	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 109,005	90,660		9,973	Total Taxable	9,973	922.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003158	PATIENT INVESTMENTS LLC	17	108,901	0	9,498	878.00																																															
2024	2024-660003158	PATIENT INVESTMENTS LLC	17	106,705	0	9,045	836.00																																															
2023	2023-660003158	PATIENT INVESTMENTS LLC	17	94,111	0	8,615	789.00																																															
2022	2022-660003158	PATIENT INVESTMENTS LLC	17	74,588	0	8,205	760.00																																															
2021	2021-660003158	PATIENT INVESTMENTS LLC	17	73,622	0	8,098	715.00																																															
2020	2020-660003158	PATIENT INVESTMENTS LLC	17	74,774	0	8,178	749.00																																															
2019	2019-660003158	PATIENT INVESTMENTS LLC	17	70,807	0	7,789	721.00																																															
2018	2018-660003158	PATIENT INVESTMENTS LLC	17	76,985	0	8,468	782.00																																															
2017	2017-660003158	PATIENT INVESTMENTS LLC	17	76,503	0	8,415	773.00																																															
2016	2016-660003158	PATIENT INVESTMENTS LLC	17	75,022	0	8,252	775.00																																															
2015	2015-660003158	PATIENT INVESTMENTS LLC	17	75,919	0	8,351	753.00																																															
2014	2014-660003158	PATIENT INVESTMENTS LLC	17	78,161	0	8,598	797.00																																															
2013	2013-660003158	KORGAN, DWIGHT J &	17	76,167	0	8,326	762.00																																															



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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2303	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,033.00 x 5.45 = 54,680	
Factor Value		
Adjustments	1.0000	
Lot Value	54,680	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,232 / 1,232
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 60

Cost Approach				Manual : 01/2025			
Base Cost	109.57	Total Misc Impr	+ 1,349				
Roofing Adj	+ 4.62	Garage Cost	+ 1,349				
Subfloor Adj	+ 1.20	Total RCN	= 151,357				
Heat/Cool Adj	+ 1.84	Depreciation (65%)	- 98,382				
Plumbing Adj	+ 4.53	Lump Sums	+ 1,350				
Basement Adj	+ 0.00	RCNLD	= 54,325				
Adj Base Cost	= 121.76	Lot Value	+ 54,680				
Total Area	x 1,232	Indicated Value	= 109,005				
Adjusted Cost	= 150,008	Value Per SqFt	88.48				

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	83,456	67.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	119,830		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,325		
Lot Value	54,680		
Indicated Value	109,005	88.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	109,005	88.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8072	14x4		56	24.09		1,349
WODO	WOOD DECK - OPEN	144828	8x6		48	28.12		1,350



Rogers

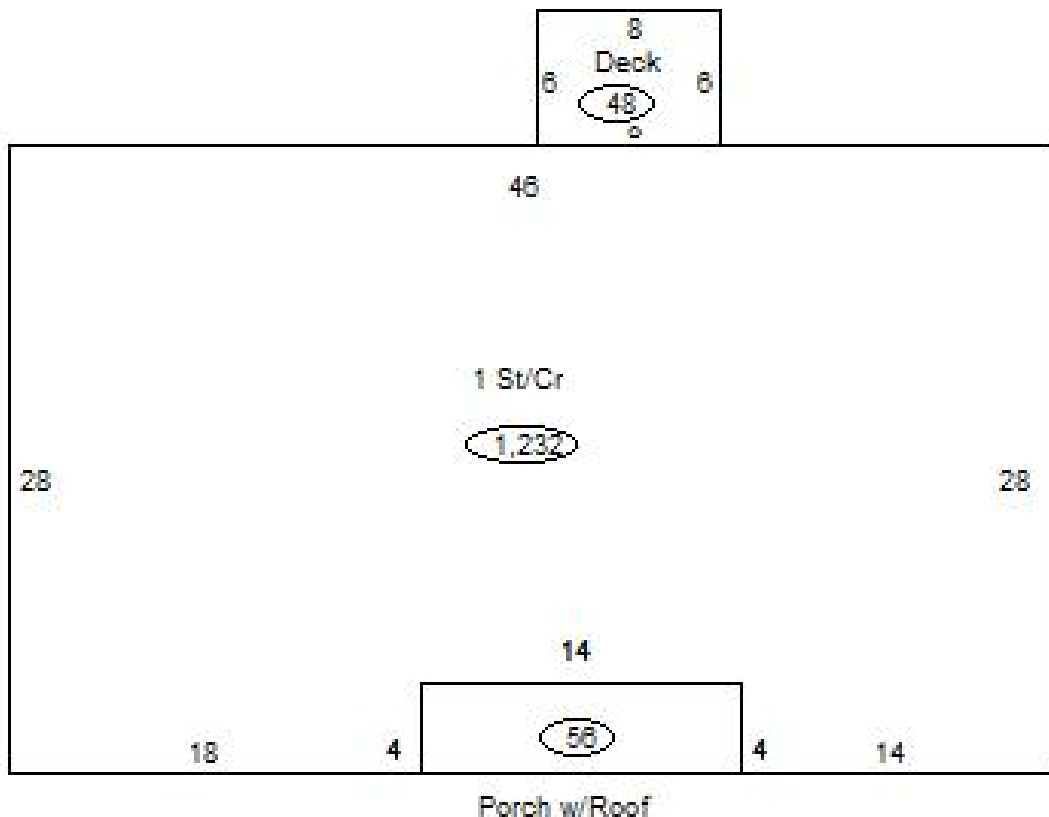
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,232	1.000	1,232
2	M	PRCH		13	SLBC	56	1.000	56
3	M	WODO		13	WODO	48	1.000	48
Total Building Area						1,232		1,232



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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	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						