



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 660003199 Parcel ID 000000-00-0-10240-002-0017 Cadastral ID 04-21-16-03810 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 340664 KAYS, ZACHARY E	

328 E 16TH ST
 CLAREMORE OK 74017-0000

Parcel Location

Situs 00328 E 16TH ST N
Subdivision MARLAR
Lot/Block 0017 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng 4 / 21 / 16 / 5
Neighborhood 1172 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS

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Legal Description	Lat/Long: 36.32451588 -95.59755078	Building Permits
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LOT 17 BLOCK 2 MARLAR

Number	Description	Opened	Closed	Amount

Exemptions					Sale History				
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Code	Type	Active	Maximum	Exemption

Bk/Pg	Grantor	Date	Price	Code
/	PARADOX PROPERTIES LLC	01/13/2023	0	6
/	RILEY, LARRY A & JUDITH A	01/13/2023	190,000	YES
2701/311	PARADOX PROPERTIES LLC	04/02/2018	0	WB
2377/19	RILEY, LARRY A &	01/01/2014	0	4
2168/312	MCMAHON, ALBERT E	04/20/2011	103,000	YES
1395/846	HOLLER, EDWARD RALPH	08/01/2002	95,000	YES

Parcel Valuation									
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Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2024	Land Value 95,346	95,346	11%	10,488	Assessed	21,093	1,949.63
Year Frozen	0	Improvements 96,409	96,409		10,605	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 191,755	191,755		21,093	Total Taxable	21,093	1,950.00

Assessment History								
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003199	KAYS, ZACHARY E	17	190,823	0	20,991	1,940.00
2024	2024-660003199	KAYS, ZACHARY E	17	191,692	0	21,087	1,949.00
2023	2023-660003199	KAYS, ZACHARY E	17	129,650	0	12,492	1,144.00
2022	2022-660003199	PARADOX PROPERTIES LLC	17	108,156	0	11,897	1,101.00
2021	2021-660003199	PARADOX PROPERTIES LLC	17	112,450	0	12,370	1,092.00
2020	2020-660003199	PARADOX PROPERTIES LLC	17	113,646	0	12,501	1,145.00
2019	2019-660003199	PARADOX PROPERTIES LLC	17	109,720	0	12,069	1,118.00
2018	2018-660003199	PARADOX PROPERTIES LLC	17	115,875	0	12,746	1,178.00
2017	2017-660003199	PARADOX PROPERTIES LLC	17	114,981	0	12,648	1,162.00
2016	2016-660003199	PARADOX PROPERTIES LLC	17	112,356	0	12,359	1,160.00
2015	2015-660003199	PARADOX PROPERTIES LLC	17	112,942	0	12,424	1,121.00
2014	2014-660003199	PARADOX PROPERTIES LLC	17	116,275	0	12,764	1,184.00
2013	2013-660003199	RILEY, LARRY A &	17	110,514	0	12,157	1,112.00



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Lot Data		Square-Foot - NBHD 1172 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable	1				
Non-Ag Acres	0.2237				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	9,744.00 x 5.15 = 50,182				
Factor Value				\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0108.JPG 4/10/2023	
Adjustments	1.9000			GRM Approach	
Lot Value	95,346			GRM Code Gross Rent 0.00 Indicated Value	
Residential Data				Multiple Regression	
Type	1 Single Family Residence			MRA Code 1 Test Adjusted R 0.8445 Indicated Value 146,006 96.18 Per SqFt	
Condition	3 - Average			Direct Comparables	
Quality	2.5 - Fair			Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 182,930 Per SqFt	
Architecture	R3 Res Nbhd 3			Value Reconciliation	
Style	100% One Story			Selected Approach Cost Approach Improvements 95,519 Lot Value 95,346 Indicated Value 190,865 125.73 Per SqFt Agland Value Site Improvements 890 Total Value 191,755 126.32 Total Value Per SqFt	
Exterior Wall	100% Veneer, Masonry				
Base/Total Area	1,518 / 1,518				
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	3 / 2.0 /				
Basement Area					
Garage Type	440 Attached Garage - Unfinished				
Remodel					
Year/Eff Age	1964 / 47				
Cost Approach					
				Manual : 01/2025	
Base Cost	104.03	Total Misc Impr	+ 966		
Roofing Adj	+ 4.40	Garage Cost	+ 12,487		
Subfloor Adj	+ 1.15	Total RCN	= 207,651		
Heat/Cool Adj	+ 11.47	Depreciation (54%)	- 112,132		
Plumbing Adj	+ 6.88	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 95,519		
Adj Base Cost	= 127.93	Lot Value	+ 95,346		
Total Area	x 1,518	Indicated Value	= 190,865		
Adjusted Cost	= 194,198	Value Per SqFt	125.73		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	8226	8x5		40	24.14	966



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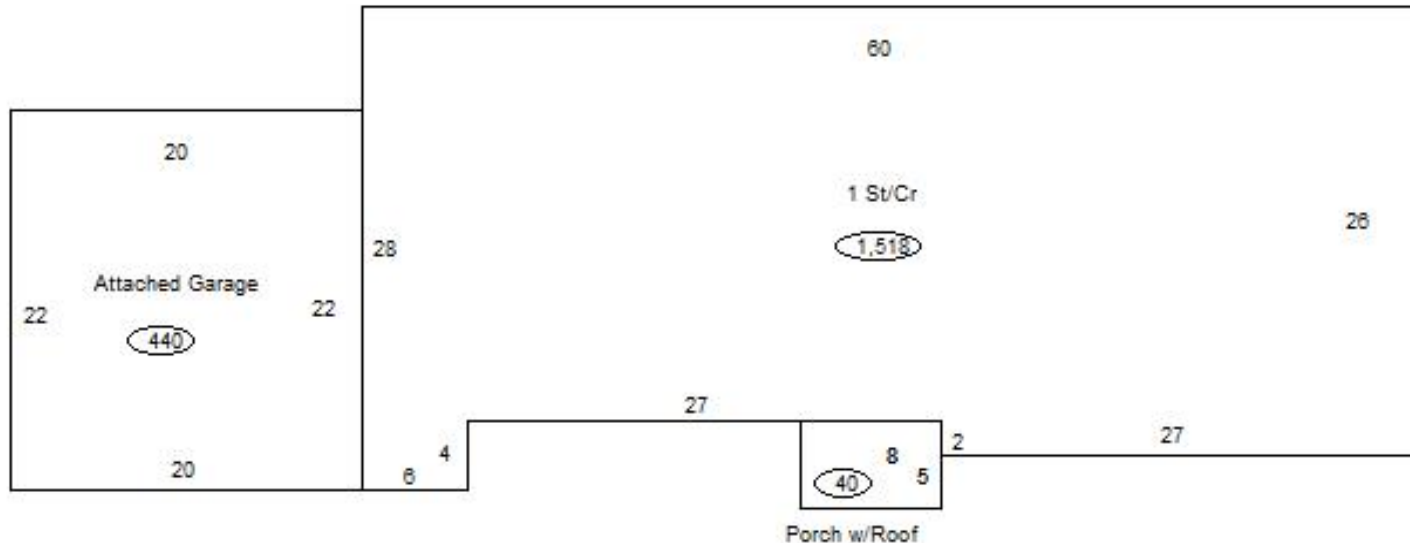
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,518	1.000	1,518
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						1,518		1,518



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)	RCNLD
Base Cost (4.68 x 192)		899		899	9	890