



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:15:12
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003772 Parcel ID 000000-00-0-10045-003-0001 Cadastral ID 05-21-16-00170 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 324976 P4 INVESTMENTS LLC 18325 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 01019 W 17TH ST N Subdivision CHAMBERS TERRACE Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32567645 -95.62174761																																																																																																																									
Legal Description LOT 1 BLOCK 3 CHAMBERS TERRACE					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>MCENEARNEY, ARTHUR J II &</td> <td>09/01/2021</td> <td>110,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>NI, FA YA & JIN XIAO</td> <td>02/26/2021</td> <td>125,000</td> <td>YES</td> </tr> <tr> <td>2532/121</td> <td>FEDERAL NATIONAL MORT ASSOC</td> <td>01/29/2016</td> <td>93,000</td> <td>3</td> </tr> <tr> <td>2492/631</td> <td>BLACKWELL, WALLACE L & WANDA L</td> <td>08/06/2015</td> <td>0</td> <td>10</td> </tr> <tr> <td>906/205</td> <td>EVANS, JAMES L</td> <td>02/02/1993</td> <td>6,500</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	MCENEARNEY, ARTHUR J II &	09/01/2021	110,000	YES	/	NI, FA YA & JIN XIAO	02/26/2021	125,000	YES	2532/121	FEDERAL NATIONAL MORT ASSOC	01/29/2016	93,000	3	2492/631	BLACKWELL, WALLACE L & WANDA L	08/06/2015	0	10	906/205	EVANS, JAMES L	02/02/1993	6,500	No																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	MCENEARNEY, ARTHUR J II &	09/01/2021	110,000	YES																																																																																																																					
/	NI, FA YA & JIN XIAO	02/26/2021	125,000	YES																																																																																																																					
2532/121	FEDERAL NATIONAL MORT ASSOC	01/29/2016	93,000	3																																																																																																																					
2492/631	BLACKWELL, WALLACE L & WANDA L	08/06/2015	0	10																																																																																																																					
906/205	EVANS, JAMES L	02/02/1993	6,500	No																																																																																																																					
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>2022</td> <td>Land Value 45,694</td> <td>16,573</td> <td>11%</td> <td>1,823</td> <td>Assessed</td> <td>14,007</td> <td>1,294.67</td> </tr> <tr> <td>Year Frozen</td> <td>1997</td> <td>Improvements 157,974</td> <td>110,765</td> <td></td> <td>12,184</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 203,668</td> <td>127,338</td> <td></td> <td>14,007</td> <td>Total Taxable</td> <td>14,007</td> <td>1,295.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2022	Land Value 45,694	16,573	11%	1,823	Assessed	14,007	1,294.67	Year Frozen	1997	Improvements 157,974	110,765		12,184	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 203,668	127,338		14,007	Total Taxable	14,007	1,295.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	2022	Land Value 45,694	16,573	11%	1,823	Assessed	14,007	1,294.67																																																																																																																	
Year Frozen	1997	Improvements 157,974	110,765		12,184	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 203,668	127,338		14,007	Total Taxable	14,007	1,295.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660003772</td><td>P4 INVESTMENTS LLC</td><td>17</td><td>202,409</td><td>0</td><td>13,340</td><td>1,233.00</td></tr> <tr><td>2024</td><td>2024-660003772</td><td>P4 INVESTMENTS LLC</td><td>17</td><td>206,328</td><td>0</td><td>12,705</td><td>1,174.00</td></tr> <tr><td>2023</td><td>2023-660003772</td><td>P4 INVESTMENTS LLC</td><td>17</td><td>110,000</td><td>0</td><td>12,101</td><td>1,108.00</td></tr> <tr><td>2022</td><td>2022-660003772</td><td>P4 INVESTMENTS LLC</td><td>17</td><td>110,000</td><td>0</td><td>12,100</td><td>1,120.00</td></tr> <tr><td>2021</td><td>2021-660003772</td><td>P4 INVESTMENTS LLC</td><td>17</td><td>157,177</td><td>0</td><td>14,860</td><td>1,312.00</td></tr> <tr><td>2020</td><td>2020-660003772</td><td>NI, FA YA & JIN XIAO</td><td>17</td><td>150,639</td><td>0</td><td>14,153</td><td>1,296.00</td></tr> <tr><td>2019</td><td>2019-660003772</td><td>NI, FA YA & JIN XIAO</td><td>17</td><td>122,535</td><td>0</td><td>13,479</td><td>1,248.00</td></tr> <tr><td>2018</td><td>2018-660003772</td><td>NI, FA YA & JIN XIAO</td><td>17</td><td>127,140</td><td>0</td><td>13,985</td><td>1,292.00</td></tr> <tr><td>2017</td><td>2017-660003772</td><td>NI, FA YA & JIN XIAO</td><td>17</td><td>126,082</td><td>0</td><td>13,869</td><td>1,274.00</td></tr> <tr><td>2016</td><td>2016-660003772</td><td>NI, FA YA & JIN XIAO</td><td>17</td><td>122,855</td><td>0</td><td>7,965</td><td>748.00</td></tr> <tr><td>2015</td><td>2015-660003772</td><td>FEDERAL NATIONAL MORT ASSOC</td><td>17</td><td>119,058</td><td>0</td><td>7,586</td><td>684.00</td></tr> <tr><td>2014</td><td>2014-660003772</td><td>BLACKWELL, WALLACE L & WANDA L ESTATES</td><td>17</td><td>119,993</td><td>1000</td><td>6,586</td><td>611.00</td></tr> <tr><td>2013</td><td>2013-660003772</td><td>BLACKWELL, WALLACE L & WANDA L ESTATES</td><td>17</td><td>113,215</td><td>1000</td><td>6,586</td><td>603.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660003772	P4 INVESTMENTS LLC	17	202,409	0	13,340	1,233.00	2024	2024-660003772	P4 INVESTMENTS LLC	17	206,328	0	12,705	1,174.00	2023	2023-660003772	P4 INVESTMENTS LLC	17	110,000	0	12,101	1,108.00	2022	2022-660003772	P4 INVESTMENTS LLC	17	110,000	0	12,100	1,120.00	2021	2021-660003772	P4 INVESTMENTS LLC	17	157,177	0	14,860	1,312.00	2020	2020-660003772	NI, FA YA & JIN XIAO	17	150,639	0	14,153	1,296.00	2019	2019-660003772	NI, FA YA & JIN XIAO	17	122,535	0	13,479	1,248.00	2018	2018-660003772	NI, FA YA & JIN XIAO	17	127,140	0	13,985	1,292.00	2017	2017-660003772	NI, FA YA & JIN XIAO	17	126,082	0	13,869	1,274.00	2016	2016-660003772	NI, FA YA & JIN XIAO	17	122,855	0	7,965	748.00	2015	2015-660003772	FEDERAL NATIONAL MORT ASSOC	17	119,058	0	7,586	684.00	2014	2014-660003772	BLACKWELL, WALLACE L & WANDA L ESTATES	17	119,993	1000	6,586	611.00	2013	2013-660003772	BLACKWELL, WALLACE L & WANDA L ESTATES	17	113,215	1000	6,586	603.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660003772	P4 INVESTMENTS LLC	17	202,409	0	13,340	1,233.00																																																																																																																		
2024	2024-660003772	P4 INVESTMENTS LLC	17	206,328	0	12,705	1,174.00																																																																																																																		
2023	2023-660003772	P4 INVESTMENTS LLC	17	110,000	0	12,101	1,108.00																																																																																																																		
2022	2022-660003772	P4 INVESTMENTS LLC	17	110,000	0	12,100	1,120.00																																																																																																																		
2021	2021-660003772	P4 INVESTMENTS LLC	17	157,177	0	14,860	1,312.00																																																																																																																		
2020	2020-660003772	NI, FA YA & JIN XIAO	17	150,639	0	14,153	1,296.00																																																																																																																		
2019	2019-660003772	NI, FA YA & JIN XIAO	17	122,535	0	13,479	1,248.00																																																																																																																		
2018	2018-660003772	NI, FA YA & JIN XIAO	17	127,140	0	13,985	1,292.00																																																																																																																		
2017	2017-660003772	NI, FA YA & JIN XIAO	17	126,082	0	13,869	1,274.00																																																																																																																		
2016	2016-660003772	NI, FA YA & JIN XIAO	17	122,855	0	7,965	748.00																																																																																																																		
2015	2015-660003772	FEDERAL NATIONAL MORT ASSOC	17	119,058	0	7,586	684.00																																																																																																																		
2014	2014-660003772	BLACKWELL, WALLACE L & WANDA L ESTATES	17	119,993	1000	6,586	611.00																																																																																																																		
2013	2013-660003772	BLACKWELL, WALLACE L & WANDA L ESTATES	17	113,215	1000	6,586	603.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:15:12
Page 2

Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8500		
Non-Ag Acres	0.2124		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,253.00 x 4.94 = 45,694		
Factor Value			
Adjustments	1.0000		
Lot Value	45,694		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-19\IMG_004 4/19/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,426 / 1,426
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,426
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 3.0 /
Basement Area	
Garage Type	322 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	173,847	121.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	174,240 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.59	Total Misc Impr	+ 11,099
Roofing Adj	+ 5.05	Garage Cost	+ 11,692
Subfloor Adj	+ -2.40	Total RCN	= 228,948
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 70,974
Plumbing Adj	+ 13.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 157,974
Adj Base Cost	= 144.57	Lot Value	+ 45,694
Total Area	x 1,426	Indicated Value	= 203,668
Adjusted Cost	= 206,157	Value Per SqFt	142.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,974		
Lot Value	45,694		
Indicated Value	203,668	142.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	203,668	142.82	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	9324		7x6	42	26.80		1,126
PRCH	SLAB PORCH - COVERED	9325		15x11	165	26.41		4,358



Rogers

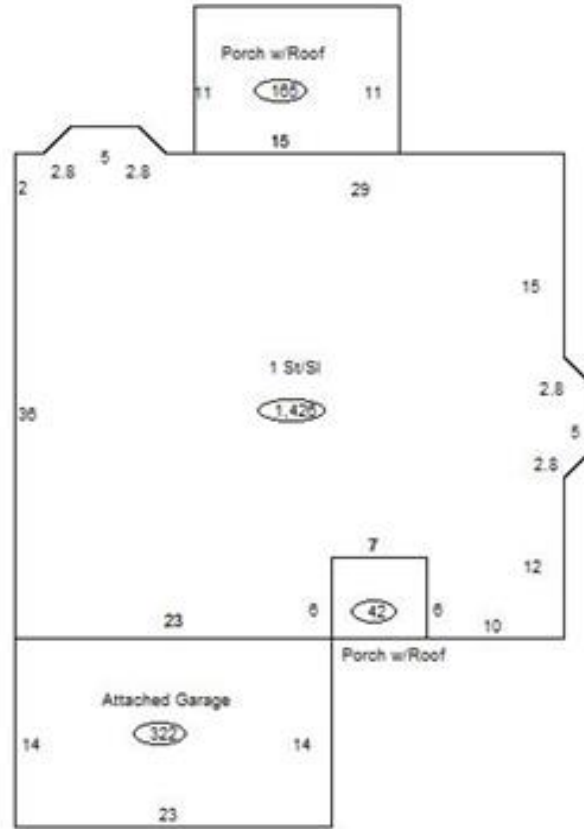
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:15:12
 Page 3

Sketch Image

660003772



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,426	1.000	1,426
2	G	1		13	Attached Garage	322	1.000	322
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	165	1.000	165
Total Building Area						1,426		1,426