



# 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	660003993													
Parcel ID	000000-00-0-10430-006-0038													
Cadastral ID	05-21-16-03990													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	17 - CLAREMORE OT													
Name ID	342646													
KK PROPERTIES LLC														
PO BOX 1421 CLAREMORE OK 74018-0000														
Parcel Location														
Situs	00492 N BOLING AVE													
Subdivision	STATE PREPARATORY													
Lot/Block	0038 / 0006	Parcel Size 7 - Lots												
Sec/Twn/Rng	5 / 21 / 16 / 5													
Neighborhood	1183 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32266932 -95.63011336														
LOTS 32 THRU 38 BLOCK 6 STATE PREPARATORY														
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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	FREEDOM MORTGAGE CORP	08/12/2025	0	3										
/	SEC OF HUD	06/25/2025	0	3										
/	FREEDOM MORTGAGE CORPORATIO	05/15/2024	0	3										
/	BLAKELY, DOUG	04/24/2024	0	10										
2536/640	BLAKELY, DOUGLAS P &	03/11/2016	0	4										
877/314	SELLER	03/25/1992	55,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2026	Land Value	97,743	97,743	11%	10,752	Assessed	26,173 2,419.17						
Year Frozen	0	Improvements	140,191	140,191		15,421	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	237,934	237,934		26,173	Total Taxable	26,173 2,419.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003993	KK PROPERTIES LLC	17	222,324	0	11,629	1,075.00							
2024	2024-660003993	FREEDOM MORTGAGE CORPORATION	17	221,769	1000	10,075	931.00							
2023	2023-660003993	BLAKELY, DOUG	17	115,030	1000	9,753	893.00							
2022	2022-660003993	BLAKELY, DOUG	17	104,248	1000	9,440	874.00							
2021	2021-660003993	BLAKELY, DOUG	17	92,142	1000	9,136	807.00							
2020	2020-660003993	BLAKELY, DOUG	17	93,810	1000	9,139	837.00							
2019	2019-660003993	BLAKELY, DOUG	17	89,482	1000	8,844	819.00							
2018	2018-660003993	BLAKELY, DOUG	17	100,621	1000	10,069	930.00							
2017	2017-660003993	BLAKELY, DOUG	17	99,840	1000	9,960	915.00							
2016	2016-660003993	BLAKELY, DOUG	17	96,730	1000	9,641	905.00							
2015	2015-660003993	BLAKELY, DOUGLAS P &	17	100,841	1000	9,614	867.00							
2014	2014-660003993	BLAKELY, DOUGLAS P &	17	104,598	1000	9,305	863.00							
2013	2013-660003993	BLAKELY, DOUGLAS P &	17	100,229	1000	9,004	824.00							



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	21875		
Non-Ag Acres	0.6469		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	28,180.00 x 3.47 = 97,743		
Factor Value			
Adjustments	1.0000		
Lot Value	97,743		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG\_004 4/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,363 / 2,363
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	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 48

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	193,392 81.84 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	7,970 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.01	Total Misc Impr	+ 3,520
Roofing Adj	+ 4.54	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 290,530
Heat/Cool Adj	+ 12.64	Depreciation ( 53%)	- 153,981
Plumbing Adj	+ 8.27	Lump Sums	+ 3,642
Basement Adj	+ 0.00	RCNLD	= 140,191
Adj Base Cost	= 121.46	Lot Value	+ 97,743
Total Area	x 2,363	Indicated Value	= 237,934
Adjusted Cost	= 287,010	Value Per SqFt	100.69

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	140,191
Lot Value	97,743
Indicated Value	237,934 100.69 Per SqFt
Agland Value	
Site Improvements	
Total Value	237,934 100.69 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	10132	145		145	24.82	50%	1,799
EPSW	ENCLOSED PORCH - SOLID WALL	10133	50		50	70.39		3,520
WODO	WOOD DECK - OPEN	10134	15x10		150	24.57	50%	1,843



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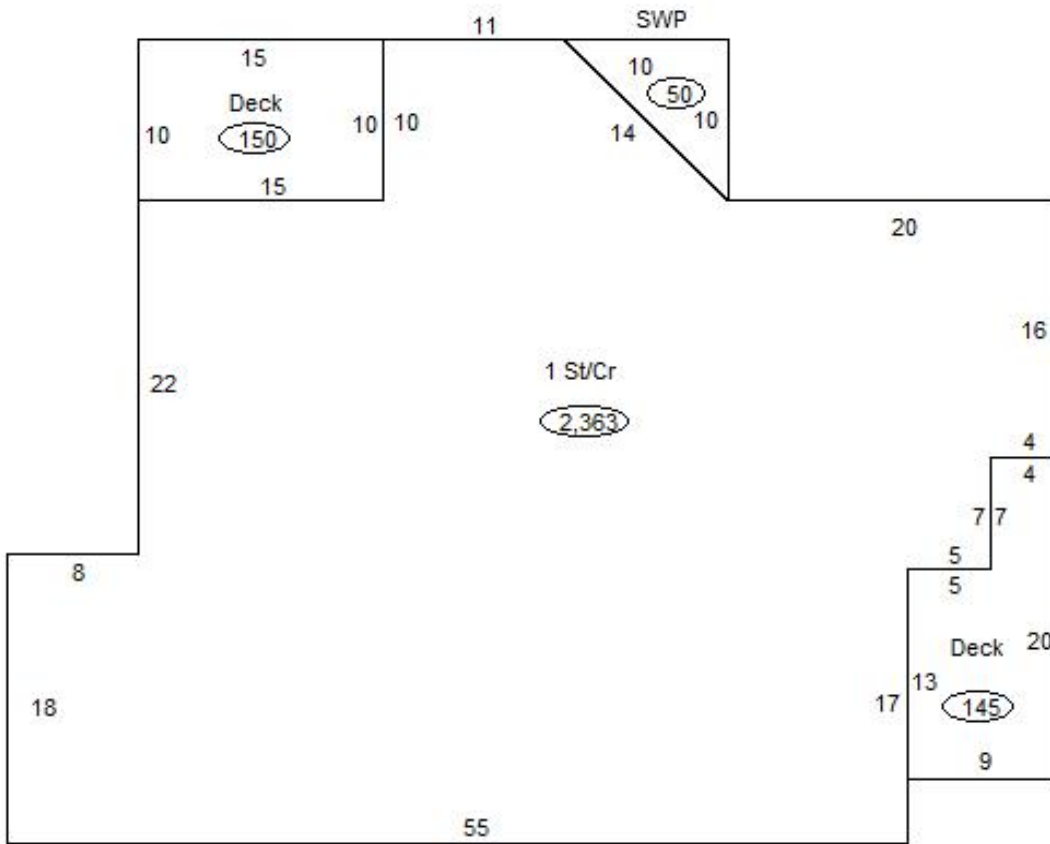
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Sketch Image

660003993



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,363	1.000	2,363
2	M	WODO		13	WODO	145	1.000	145
3	M	EPSW		13	EPSW	50	1.000	50
4	M	WODO		13	WODO	150	1.000	150
<b>Total Building Area</b>						2,363		2,363