




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:29:38
Page 1

Assessment Data					Primary Image																																																	
Account 660004358 Parcel ID 000000-00-0-10525-003-0006 Cadastral ID 05-21-16-09090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342985 BABOSA PROPERTIES LLC 12111 S 16TH ST JENKS OK 74037-0000 Parcel Location Situs 01643 VALLEY PKWY Subdivision WILL ROGERS HGTS IV Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0066.JPG 4/18/2023</p>																																																	
Legal Description Lat/Long: 36.32481925 -95.62625299																																																						
LOT 6 BLOCK 3 WILL ROGERS HGTS IV					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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	BAAB, MARK ANDREW	10/25/2023	0	4																																													
					1735/920	BABOSA PROPERTIES LLC	11/22/2005	0	4																																													
					1208/874	BLEVINS, SHIRLEY F	12/10/1999	39,500	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>2001</td> <td>Land Value 52,217</td> <td>32,456</td> <td>11%</td> <td>3,570</td> <td>Assessed</td> <td>15,173</td> <td>1,402.44</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 108,420</td> <td>105,478</td> <td> </td> <td>11,603</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 160,637</td> <td>137,934</td> <td> </td> <td>15,173</td> <td>Total Taxable</td> <td>15,173</td> <td>1,402.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2001	Land Value 52,217	32,456	11%	3,570	Assessed	15,173	1,402.44	Year Frozen	0	Improvements 108,420	105,478		11,603	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 160,637	137,934		15,173	Total Taxable	15,173	1,402.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																														
Remove Cap	2001	Land Value 52,217	32,456	11%	3,570	Assessed	15,173	1,402.44																																														
Year Frozen	0	Improvements 108,420	105,478		11,603	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 160,637	137,934		15,173	Total Taxable	15,173	1,402.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004358	BABOSA PROPERTIES LLC	17	157,095	0	14,450	1,336.00																																															
2024	2024-660004358	BABOSA PROPERTIES LLC	17	171,706	0	13,762	1,272.00																																															
2023	2023-660004358	BAAB, MARK ANDREW	17	124,582	0	13,107	1,201.00																																															
2022	2022-660004358	BAAB, MARK ANDREW	17	113,480	0	12,483	1,156.00																																															
2021	2021-660004358	BAAB, MARK ANDREW	17	118,907	0	13,080	1,155.00																																															
2020	2020-660004358	BAAB, MARK ANDREW	17	119,710	0	12,735	1,166.00																																															
2019	2019-660004358	BAAB, MARK ANDREW	17	110,260	0	12,129	1,123.00																																															
2018	2018-660004358	BAAB, MARK ANDREW	17	113,623	0	12,123	1,120.00																																															
2017	2017-660004358	BAAB, MARK ANDREW	17	112,699	0	11,546	1,060.00																																															
2016	2016-660004358	BAAB, MARK ANDREW	17	109,907	0	10,996	1,032.00																																															
2015	2015-660004358	BAAB, MARK ANDREW	17	108,855	0	10,473	945.00																																															
2014	2014-660004358	BAAB, MARK ANDREW	17	110,902	0	9,974	925.00																																															
2013	2013-660004358	BAAB, MARK ANDREW	17	106,067	0	9,499	869.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:29:38
Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.2669	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,625.00 x 4.49 = 52,217	
Factor Value		
Adjustments	1.0000	
Lot Value	52,217	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,283 / 1,283
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,283
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0066.JPG 4/18/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	151,818	118.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	168,130		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,420		
Lot Value	52,217		
Indicated Value	160,637	125.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	160,637	125.20	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.49	Total Misc Impr	+	10,195			
Roofing Adj	+ 4.57	Garage Cost	+	14,575			
Subfloor Adj	+ -1.16	Total RCN	=	197,128			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	88,708			
Plumbing Adj	+ 10.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	108,420			
Adj Base Cost	= 134.34	Lot Value	+	52,217			
Total Area	x 1,283	Indicated Value	=	160,637			
Adjusted Cost	= 172,358	Value Per SqFt		125.20			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11306		161	161	23.71		3,817
PATO	SLAB PORCH - OPEN	11307		12x10	120	10.68		1,282



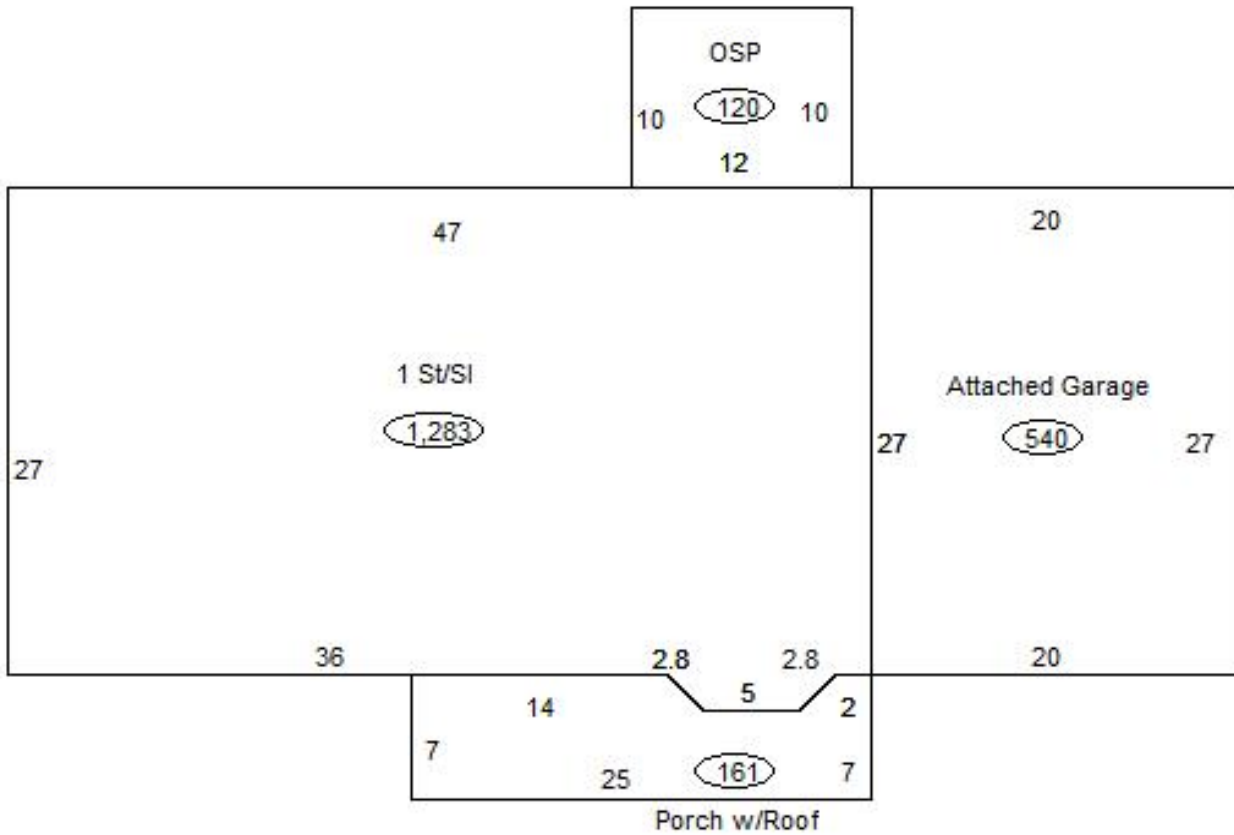
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:29:38
 Page 3

Sketch Image

660004358



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,283	1.000	1,283
2	G	1		13	Attached Garage	540	1.000	540
3	M	PRCH		13	SLBC	161	1.000	161
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,283		1,283