



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																								
Account	660004391																												
Parcel ID	21N16E-05-3-00000-000-0000																												
Cadastral ID	05-21-16-12500																												
Property Type	REAL - Real Property																												
Property Class	UC	VI Area	1																										
Tax Area	17 - CLAREMORE OT																												
Name ID	299018																												
TKA LLC																													
1502 W BLUE STARR DR CLAREMORE OK 74017-0000																													
<b>Parcel Location</b>																													
Situs	01502 BLUE STARR DR																												
Subdivision																													
Lot/Block	/	Parcel Size	.48 - Acres																										
Sec/Twn/Rng	5 / 21 / 16 / 3																												
Neighborhood	90000 - COMMERCIAL																												
School District	S001 - CLAREMORE SCHOOLS																												
<b>Legal Description</b> Lat/Long: 36.32214206 -95.62684560																													
TR S 172.5' OF W 120' OF E 300 OF SW SE SW																													
<b>Building Permits</b>																													
<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																				
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<b>Exemptions</b>																													
Code	Type	Active	Maximum	Exemption																									
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<b>Parcel Valuation</b>																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																					
Remove Cap	2009	Land Value	125,003	125,003	11%	13,750	Assessed	27,406 2,533.14																					
Year Frozen	0	Improvements	332,585	124,139		13,656	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																					
TIF Project ID	0	Total Value	457,588	249,142		27,406	Total Taxable	27,406 2,533.00																					
<b>Assessment History</b>																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660004391	TKA LLC	17	466,363	0	26,101	2,413.00																						
2024	2024-660004391	TKA LLC	17	225,980	0	24,858	2,297.00																						
2023	2023-660004391	TKA LLC	17	396,904	0	43,659	3,999.00																						
2022	2022-660004391	TKA LLC	17	395,300	0	43,483	4,025.00																						
2021	2021-660004391	TKA LLC	17	405,309	0	44,584	3,937.00																						
2020	2020-660004391	TKA LLC	17	405,309	0	44,584	4,083.00																						
2019	2019-660004391	TKA LLC	17	498,162	0	42,841	3,968.00																						
2018	2018-660004391	TKA LLC	17	463,768	0	40,801	3,770.00																						
2017	2017-660004391	TKA LLC	17	463,768	0	38,858	3,569.00																						
2016	2016-660004391	TKA LLC	17	336,434	0	37,008	3,474.00																						
2015	2015-660004391	TKA LLC	17	336,434	0	37,008	3,338.00																						
2014	2014-660004391	TKA LLC	17	336,434	0	37,008	3,432.00																						
2013	2013-660004391	TKA LLC	17	336,434	0	37,008	3,387.00																						



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Lot Data	Primary Image																																						
<table> <tr><td>Lot Size</td><td>0 x 0</td></tr> <tr><td>Lot Count</td><td>0</td></tr> <tr><td>Units Buildable</td><td>20908.8</td></tr> <tr><td>Non-Ag Acres</td><td>0</td></tr> <tr><td>Topography</td><td></td></tr> <tr><td>Street Access</td><td></td></tr> <tr><td>Utilities</td><td></td></tr> <tr><td>Amenities</td><td>0</td></tr> <tr><td></td><td>0</td></tr> <tr><td>Value Model</td><td>1482 (UNITS BUILDABLE)</td></tr> <tr><td>Value Method</td><td>Units-Buildable</td></tr> <tr><td>Base Lot Value</td><td>112,000.00 x 1.00 = 112,000</td></tr> <tr><td>Factor Value</td><td>0</td></tr> <tr><td>Adjustments</td><td>111.61%</td></tr> <tr><td>Lot Value</td><td>125,003</td></tr> </table>	Lot Size	0 x 0	Lot Count	0	Units Buildable	20908.8	Non-Ag Acres	0	Topography		Street Access		Utilities		Amenities	0		0	Value Model	1482 (UNITS BUILDABLE)	Value Method	Units-Buildable	Base Lot Value	112,000.00 x 1.00 = 112,000	Factor Value	0	Adjustments	111.61%	Lot Value	125,003									
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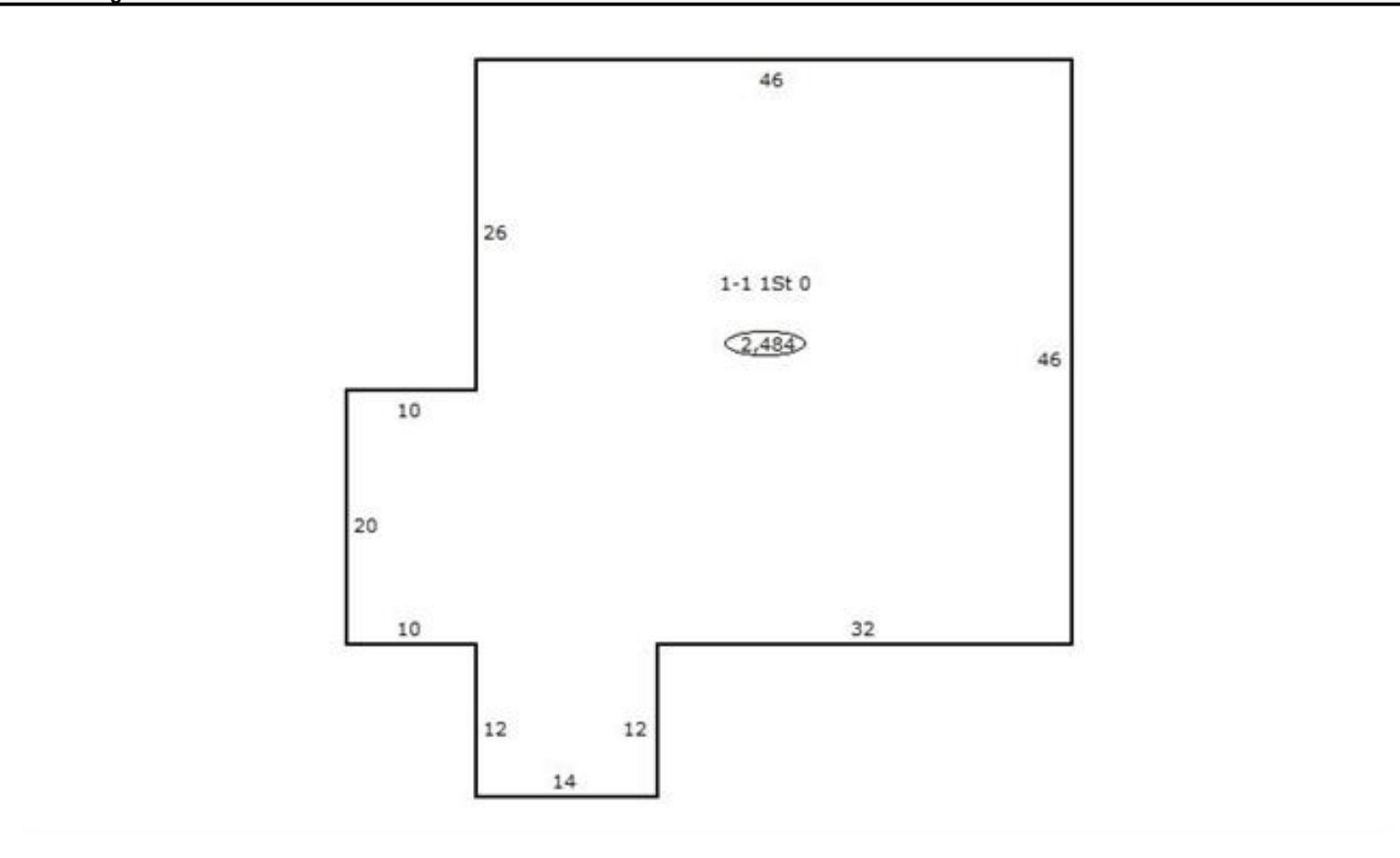
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Sketch Image

660004391



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	444		13	1-1 1St 0	2,484	1.000	2,484
<b>Total Building Area</b>						2,484		2,484



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Account 660004391  
Parcel ID 21N16E-05-3-00000-000-0000  
Cadastral ID 05-21-16-12500

Tax Area Code 17  
Property Class UC  
Owners Name TKA LLC

### Building Data

Building ID 1268  
Building Sequence 1  
Occupancy 1 444 Dental Office/Clinic 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,484  
Average Perimeter 228  
Number Of Storys 1.00  
Average Wall Ht 9.00  
Year Built 1990  
Effective Age 18  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 2 - Ashlar Stone Veneer w/Block Backup  
Heating/Cooling 7 - Package Unit  
Roof Type  
Roof Cover  
Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0028.JPG  
Image Date 5/23/2023  
Image Name IMG\_0028.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 107.57  
Wall Cost 72.77  
HVAC Cost 19.16  
Basement Cost 0.00  
Total Base Cost 199.50  
Total Area 2,484  
Base RCN 495,558  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 495,558  
Physical Depreciation 34%  
Functional Depreciation  
Total Depreciation 34% (168,490)  
Total RCNLD 327,068  
Lump Sums 4,420  
Total Building Value 331,488 \$ 133.45 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	PAVING - CONCRETE	1990	5000	5,000	4.42	80%	4,420
<b>Total Misc Improvement</b>							<b>4,420</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	SLAB PORCH COVERED	0x0x0			1,828
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 1,828)				1,828	731	1,097
<b>Total Site Improvement Value</b>						<b>1,097</b>