



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:37:15
 Page 1

Assessment Data					Primary Image									
Account	660005451													
Parcel ID	000000-00-0-00708-002-0008													
Cadastral ID	06-21-15-06760													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	321992													
FOUR NUGGETS LLC-SERIES 3														
22500 S KEETONVILLE RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19888 S 4080 RD													
Subdivision	ROLLING MEADOWS PARK													
Lot/Block	0008 / 0002	Parcel Size .84 - Lots												
Sec/Twn/Rng	6 / 21 / 15 / 5													
Neighborhood	1107 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32307341 -95.74091678														
LOT 8 BLOCK 2 ROLLING MEADOWS PARK LESS THAT S'ERLY STRIP DEEDED TO ODOT ON BOOK 1686-921 DESC AS BEG AT SW/C THEROF; TH N01-01-04W 35'; TH N88-1322E 280.37'; TH S01-00-17E 35'; TH S88-1322W 280.36' TO POB. AND LESS STRIP DEEDED TO ODOT ON 2018-010881 DESC AS BEG AT SW/C OF OF														
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					
					2648/240	BENCE, FRANCES-TRUSTEE	06/07/2017	0	4					
					2639/361	BENCE, FRANCES RUTH RODEN	06/07/2017	0	WB					
					2278/750	RODEN, DALE W	10/15/2012	0	4					
					2243/157	DALE RODEN PROPERTIES INC--AKA	05/07/2012	0	4					
					849/163			0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax					
Remove Cap	0	Land Value	88,553	43,132	11%	4,745	Assessed	10,732	1,164.83					
Year Frozen	0	Improvements	75,172	54,426		5,987	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	163,725	97,558		10,732	Total Taxable	10,732	1,165.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660005451	FOUR NUGGETS LLC-SERIES 3			7	163,129	0	10,221	1,109.00					
2024	2024-660005451	FOUR NUGGETS LLC-SERIES 3			7	174,303	0	9,733	1,074.00					
2023	2023-660005451	FOUR NUGGETS LLC-SERIES 3			7	114,889	0	9,270	1,001.00					
2022	2022-660005451	FOUR NUGGETS LLC-SERIES 3			7	115,189	0	8,829	991.00					
2021	2021-660005451	FOUR NUGGETS LLC-SERIES 3			7	115,274	0	8,408	933.00					
2020	2020-660005451	FOUR NUGGETS LLC-SERIES 3			7	114,185	0	8,008	888.00					
2019	2019-660005451	FOUR NUGGETS LLC-SERIES 3			7	113,778	0	7,627	846.00					
2018	2018-660005451	FOUR NUGGETS LLC-SERIES 3			7	118,081	0	7,263	780.00					
2017	2017-660005451	FOUR NUGGETS LLC-SERIES 3			7	119,902	0	7,183	779.00					
2016	2016-660005451	BENCE, FRANCES RUTH RODEN			7	118,073	0	6,841	742.00					
2015	2015-660005451	BENCE, FRANCES RUTH RODEN			7	116,851	0	6,516	711.00					
2014	2014-660005451	BENCE, FRANCES RUTH RODEN			7	117,382	0	6,205	683.00					
2013	2013-660005451	BENCE, FRANCES RUTH RODEN			7	114,445	0	5,910	638.00					



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:37:16
 Page 2

Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	3.3316		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	145,124.00 x .61 = 88,553		
Factor Value			
Adjustments	1.0000		
Lot Value	88,553		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0418\IMG_0018. 4/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,194 / 1,194
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 49

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	126,391 105.86 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	240,430 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	75,172
Lot Value	88,553
Indicated Value	163,725 137.12 Per SqFt
Agland Value	
Site Improvements	
Total Value	163,725 137.12 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.18	Total Misc Impr	+ 5,096
Roofing Adj	+ 4.66	Garage Cost	+ 13,282
Subfloor Adj	+ 1.22	Total RCN	= 165,479
Heat/Cool Adj	+ 11.47	Depreciation (56%)	- 92,668
Plumbing Adj	+ 4.67	Lump Sums	+ 2,361
Basement Adj	+ 0.00	RCNLD	= 75,172
Adj Base Cost	= 123.20	Lot Value	+ 88,553
Total Area	x 1,194	Indicated Value	= 163,725
Adjusted Cost	= 147,101	Value Per SqFt	137.12

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
WODC	Wood Deck - Covered	153413	8x6		48	49.18		2,361



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

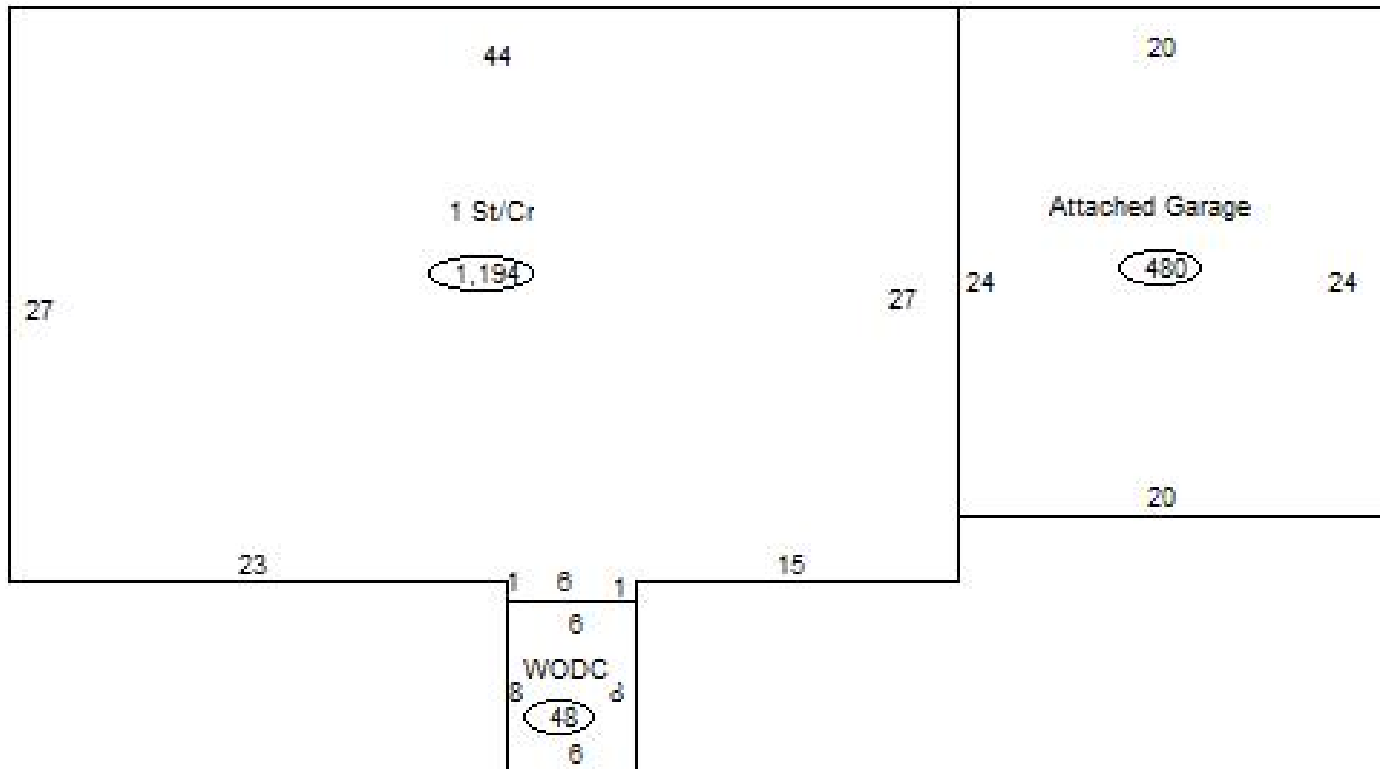
Date 04/17/2026

Time 06:37:16

Page 3

Sketch Image

660005451



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,194	1.000	1,194
2	G	1		13	Attached Garage	480	1.000	480
3	M	WODC		13	WODC	48	1.000	48
Total Building Area						1,194		1,194



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:37:16
Page 4

660005451

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						