



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	660005539				<p>\\tsclient\T\TOMMY DUNLAP\New folder (183)\IMG_0028.JPG 5/4/2023</p>									
Parcel ID	21N16E-06-2-00000-000-0000													
Cadastral ID	06-21-16-02100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	323253													
CHEEK, KELLEY														
19303 S OLD HWY 88 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	19303 S OLD HWY 88													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	6 / 21 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.33204962 -95.64960394														
N 165' OF S 495' OF NW 10.73 AC LOT 5														
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	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2677/822	KEBBELL, KENNETH K &	11/27/2017	235,000	WG					
H	Homestead	No	1,000		1457/326	ADKISON, JIMMY A	03/12/2003	173,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	2018	Land Value	62,952	45,757	11%	5,033	Assessed	23,139	2,462.95					
Year Frozen	0	Improvements	184,521	164,598		18,106	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	247,473	210,355		23,139	Total Taxable	22,139	2,371.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005539	CHEEK, KELLEY	8	234,114	1000	21,465	2,299.00							
2024	2024-660005539	CHEEK, KELLEY	8	244,061	1000	20,811	2,229.00							
2023	2023-660005539	CHEEK, KELLEY	8	192,507	1000	20,175	2,145.00							
2022	2022-660005539	CHEEK, KELLEY	8	193,256	1000	20,258	2,166.00							
2021	2021-660005539	CHEEK, KELLEY	8	189,921	1000	19,891	2,040.00							
2020	2020-660005539	CHEEK, KELLEY	8	190,105	1000	19,912	2,117.00							
2019	2019-660005539	CHEEK, KELLEY	8	189,358	1000	19,829	2,131.00							
2018	2018-660005539	CHEEK, KELLEY	8	195,035	1000	20,454	2,193.00							
2017	2017-660005539	KEBBELL, KENNETH K &	8	187,781	1000	19,656	2,073.00							
2016	2016-660005539	KEBBELL, KENNETH K &	8	183,688	1000	19,206	2,085.00							
2015	2015-660005539	KEBBELL, KENNETH K &	8	178,471	1000	18,632	1,930.00							
2014	2014-660005539	KEBBELL, KENNETH K &	8	181,685	1000	18,596	1,955.00							
2013	2013-660005539	KEBBELL, KENNETH K &	8	172,961	1000	18,026	1,869.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.6259 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 114,385.00 x .55 = 62,952 Factor Value Adjustments 1.0000 Lot Value 62,952		

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	1,994 / 1,994
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,994
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	243,637	122.19	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.56	Total Misc Impr	+ 10,017				
Roofing Adj	+ 4.70	Garage Cost	+ 15,527				
Subfloor Adj	+ -2.19	Total RCN	= 281,733				
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 129,597				
Plumbing Adj	+ 5.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 152,136				
Adj Base Cost	= 128.48	Lot Value	+ 62,952				
Total Area	x 1,994	Indicated Value	= 215,088				
Adjusted Cost	= 256,189	Value Per SqFt	107.87				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,136		
Lot Value	62,952		
Indicated Value	215,088	107.87	Per SqFt
Agland Value			
Site Improvements	32,385		
Total Value	247,473	124.11	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	13161		72	72	26.70		1,922
PATO	SLAB PORCH - OPEN	13162	26x10		260	9.54		2,480



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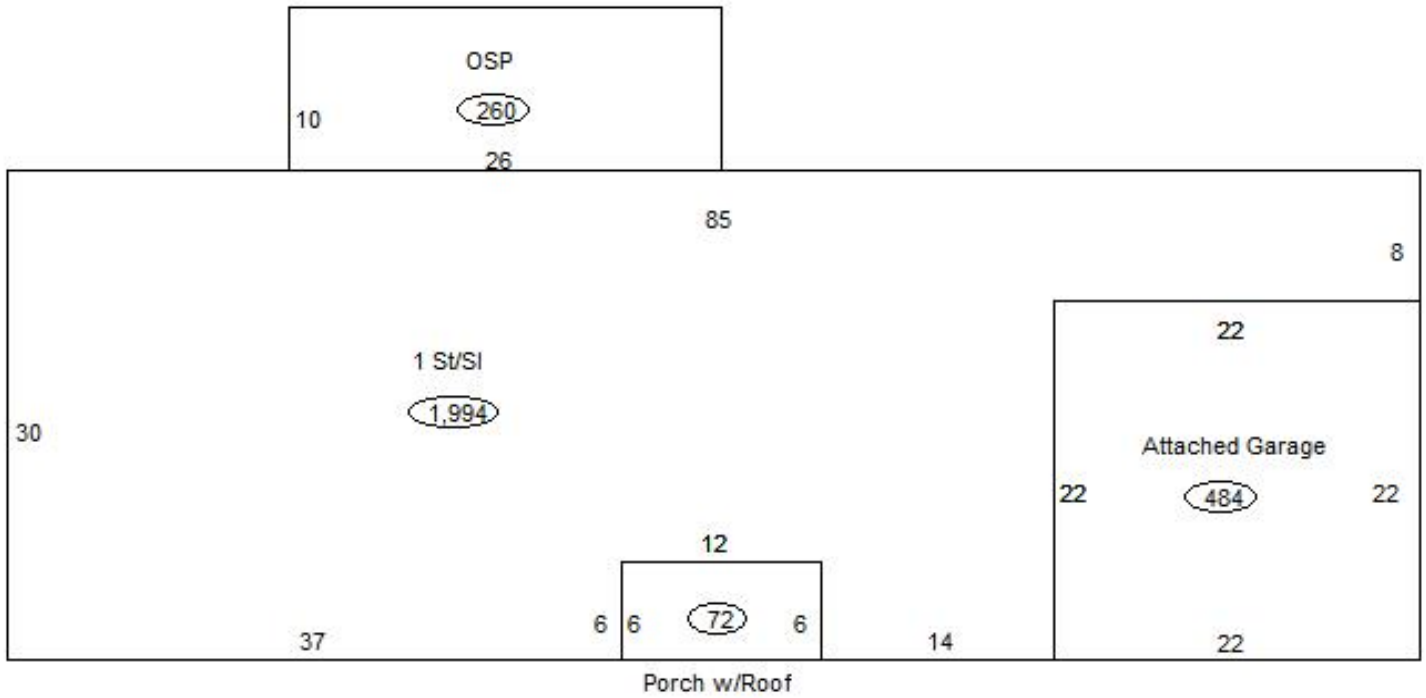
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,994	1.000	1,994
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PATO		13	Open Slab	260	1.000	260
Total Building Area						1,994		1,994



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,120
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (30.67 x 1,120)	34,350		34,350	6,870	27,480
	BARN	BARN	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 720)	7,546		7,546	2,641	4,905
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	25,000	