



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 660006089 Parcel ID 000000-00-0-10105-002-0005 Cadastral ID 07-21-16-00510 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 319934 JSKH ENTERPRISE LLC 19483 PECAN RIDGE CT CLAREMORE OK 74017-0000 Parcel Location Situs 00640 EARTHSDR Subdivision EARTHSDR III Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0081.JPG 5/9/2023</p>																																																	
Legal Description Lot/Long: 36.31001548 -95.63516249																																																						
LOT 5 BLOCK 2 EARTHSDR III					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																																													
					2590/226	SALLAK, HUSSEIN M & JANIE S	10/14/2016	56,500	YES																																													
					1083/671	BANK OF BENTONVILLE	10/02/1997	139,500	No																																													
					989/254	RILEY, EDWARD H	05/03/1995	0	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>2017</td> <td>Land Value 48,152</td> <td>18,349</td> <td>11%</td> <td>2,018</td> <td>Assessed</td> <td>6,841</td> <td>632.31</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 72,471</td> <td>43,847</td> <td> </td> <td>4,823</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 120,623</td> <td>62,196</td> <td> </td> <td>6,841</td> <td>Total Taxable</td> <td>6,841</td> <td>632.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2017	Land Value 48,152	18,349	11%	2,018	Assessed	6,841	632.31	Year Frozen	0	Improvements 72,471	43,847		4,823	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 120,623	62,196		6,841	Total Taxable	6,841	632.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660006089	JSKH ENTERPRISE LLC	17	118,531	0	6,516	602.00																																															
2024	2024-660006089	JSKH ENTERPRISE LLC	17	107,783	0	6,206	574.00																																															
2023	2023-660006089	JSKH ENTERPRISE LLC	17	87,914	0	5,910	541.00																																															
2022	2022-660006089	JSKH ENTERPRISE LLC	17	51,171	0	5,629	521.00																																															
2021	2021-660006089	JSKH ENTERPRISE LLC	17	55,158	0	6,068	536.00																																															
2020	2020-660006089	JSKH ENTERPRISE LLC	17	55,198	0	6,072	556.00																																															
2019	2019-660006089	JSKH ENTERPRISE LLC	17	52,657	0	5,793	537.00																																															
2018	2018-660006089	JSKH ENTERPRISE LLC	17	57,457	0	6,321	584.00																																															
2017	2017-660006089	JSKH ENTERPRISE LLC	17	57,023	0	6,273	576.00																																															
2016	2016-660006089	SALLAK, HUSSEIN M & JANIE S	17	64,598	0	7,106	667.00																																															
2015	2015-660006089	SALLAK, HUSSEIN M & JANIE S	17	62,800	0	6,908	623.00																																															
2014	2014-660006089	SALLAK, HUSSEIN M & JANIE S	17	65,593	0	7,215	669.00																																															
2013	2013-660006089	SALLAK, HUSSEIN M & JANIE S	17	63,925	0	6,898	631.00																																															



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2664		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,603.00 x 4.15 = 48,152		
Factor Value			
Adjustments	1.0000		
Lot Value	48,152		



Residential Data	
Type	5 Duplex
Condition	2 - Fair
Quality	1.5 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,140 / 1,140
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,140
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	72,575 63.66 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	119.19	Total Misc Impr	+ 0
Roofing Adj	+ 4.69	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 164,707
Heat/Cool Adj	+ 9.92	Depreciation (56%)	- 92,236
Plumbing Adj	+ 10.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,471
Adj Base Cost	= 144.48	Lot Value	+ 48,152
Total Area	x 1,140	Indicated Value	= 120,623
Adjusted Cost	= 164,707	Value Per SqFt	105.81

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	72,471
Lot Value	48,152
Indicated Value	120,623 105.81 Per SqFt
Agland Value	
Site Improvements	
Total Value	120,623 105.81 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Rogers

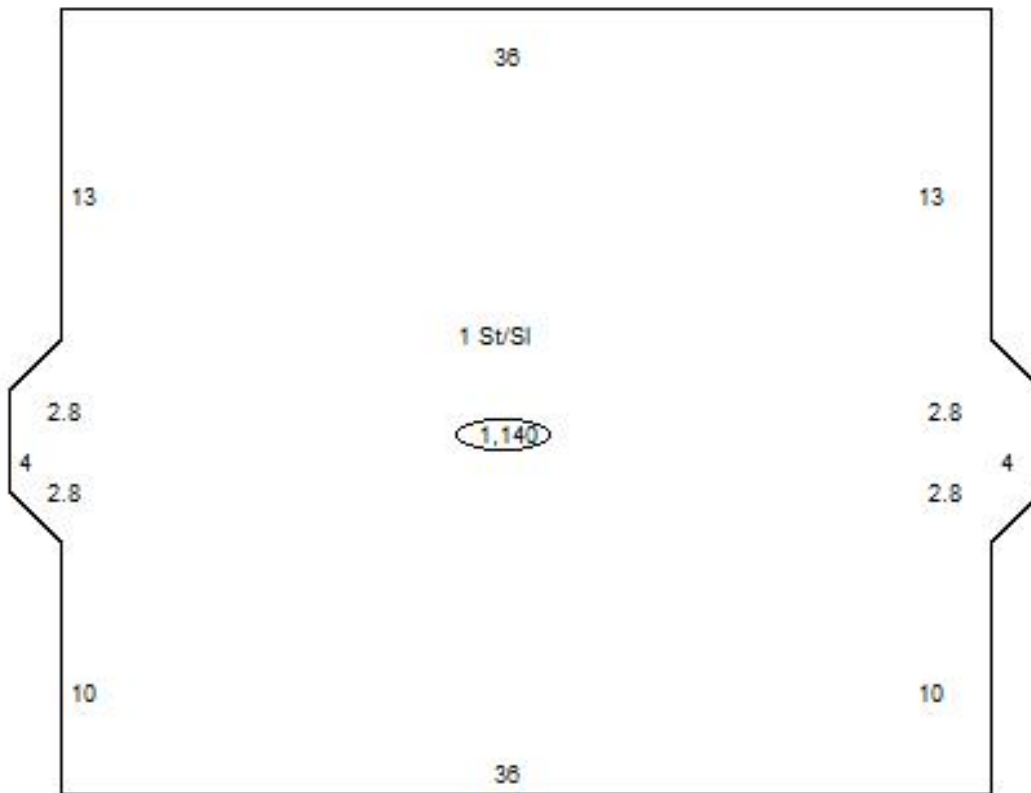
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Sketch Image

660006089



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,140	1.000	1,140
Total Building Area						1,140		1,140