



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	660006340				No Image On File				
Parcel ID	21N16E-07-4-00000-000-0000								
Cadastral ID	07-21-16-08100								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	300274								
SBS INVESTMENT PROPERTIES LLC									
20245 S RIVER RANCH RD E CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	1.37 - Acres						
Sec/Twn/Rng	7 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31273432 -95.63447280									
TR IN NE NE SE, BEG: 585' S NW/C SD NE NE SE; S 200'; E 300', N 200' W 300' TO POB (OTHERWISE DESC AS LOTS 5-12 & LOTS 21-28 VAC WEST SIDE & VAC STREETS & ALLEYS)					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2551/511	GRAHAM, HANNAH (TOMMIE)	05/24/2016	60,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2017	Land Value	45,116	45,116	11%	4,963	Assessed	4,963	458.73
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	45,116	45,116		4,963	Total Taxable	4,963	459.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660006340	SBS INVESTMENT PROPERTIES LLC			17	45,116	0	4,963	459.00
2024	2024-660006340	SBS INVESTMENT PROPERTIES LLC			17	45,116	0	4,963	459.00
2023	2023-660006340	SBS INVESTMENT PROPERTIES LLC			17	61,240	0	6,736	617.00
2022	2022-660006340	SBS INVESTMENT PROPERTIES LLC			17	61,240	0	6,736	624.00
2021	2021-660006340	SBS INVESTMENT PROPERTIES LLC			17	61,240	0	6,736	595.00
2020	2020-660006340	SBS INVESTMENT PROPERTIES LLC			17	60,827	0	6,691	613.00
2019	2019-660006340	SBS INVESTMENT PROPERTIES LLC			17	60,000	0	6,600	611.00
2018	2018-660006340	SBS INVESTMENT PROPERTIES LLC			17	60,000	0	6,600	610.00
2017	2017-660006340	SBS INVESTMENT PROPERTIES LLC			17	60,000	0	6,600	606.00
2016	2016-660006340	SBS INVESTMENT PROPERTIES LLC			17	26,850	0	2,852	268.00
2015	2015-660006340	GRAHAM, OLAN & HANNAH M			17	26,850	0	2,716	245.00
2014	2014-660006340	GRAHAM, OLAN & HANNAH M			17	26,850	0	2,587	240.00
2013	2013-660006340	GRAHAM, OLAN & HANNAH M			17	26,850	0	2,464	225.00



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1.37							
Non-Ag Acres	1.3539							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	58,977.00 x .76 = 45,116							
Factor Value								
Adjustments	1.0000							
Lot Value	45,116							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model NewTest				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 45,116					
Total Area	x	Indicated Value	= 45,116					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 45,116				
				Indicated Value 45,116 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 45,116 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value