



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 05:35:46
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Assessment Data					Primary Image									
Account	660007195				No Image On File									
Parcel ID	000000-00-0-10030-019-0026													
Cadastral ID	08-21-16-02590													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	308797													
CLAREMORE DEVELOPMENT LLC														
25825 S HWY 66 CLAREMORE OK 74019-0000														
Parcel Location														
Situs	01316 W WILL ROGERS BLVD													
Subdivision	BAYLESS													
Lot/Block	0026 / 0019	Parcel Size	2 - Lots											
Sec/Twn/Rng	8 / 21 / 16 / 5													
Neighborhood	5001 - TASC 2016													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31688049 -95.62573423														
LOTS 25 & 26 BLOCK 19 BAYLESS														
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										
Sale History														
	Bk/Pg	Grantor	Date	Price	Code									
	2292/801	KG STORE 820 LLC	12/10/2012	2,761,000	WG									
	2257/842	WILLIAMS, JOHN D &	07/06/2012	797,000	WG									
	1750/339	PURVIS, VIVIAN	02/09/2006	100,000	YES									
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2013	Land Value	83,160	83,160	11%	9,148	Assessed	9,148	845.55					
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	83,160	83,160	9,148	Total Taxable	9,148	846.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	846.00							
2024	2024-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	845.00							
2023	2023-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	838.00							
2022	2022-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	847.00							
2021	2021-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	808.00							
2020	2020-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	838.00							
2019	2019-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	847.00							
2018	2018-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	845.00							
2017	2017-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	840.00							
2016	2016-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	859.00							
2015	2015-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	825.00							
2014	2014-660007195	CLAREMORE DEVELOPMENT LLC	17	83,160	0	9,148	848.00							
2013	2013-660007195	CLAREMORE DEVELOPMENT LLC	17	157,159	0	17,287	1,582.00							



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p>0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 6,552.00 x 1.25 = 8,190</p> <p>Factor Value 0</p> <p>Adjustments 1015.38%</p> <p>Lot Value 83,160</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 83,160</p> <p>Cost Approach Value 83,160</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 83,160</p> <p>Total Appraised Value 83,160</p>	