



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:51:16
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Assessment Data					Primary Image									
Account	660008026				<p>\\tsclient\T\TOMMY DUNLAP\New folder (196)\IMG_0029.JPG 5/23/2023</p>									
Parcel ID	21N16E-08-3-00000-000-0000													
Cadastral ID	08-21-16-20900													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	343919													
NEES PROPERTIES LLC														
1309 N WILLOW DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00717 S CHAMBERS AVE													
Subdivision														
Lot/Block	/	Parcel Size	.51 - Acres											
Sec/Twn/Rng	8 / 21 / 16 / 3													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30844042 -95.62437210														
N 202.60' S 523.20' W 205' E 235' SE SE SW LESS N 142.60' E 134' THEREOF														
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					
					/	NEES, ROBBIE L & KACEE L	03/22/2024	0	WB					
					/	TITAN HOMES LLC	02/18/2021	0	4					
					2636/718	TITAN HOMES LLC	05/24/2017	0	4					
					2594/409	ROGERS COUNTY COMMUNITY	11/18/2016	29,000	2					
					1527/755	KING, JERRY W	09/26/2003	35,000	YES					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2017	Land Value	17,595	17,595	11%	1,935	Assessed	14,234	1,315.65					
Year Frozen	0	Improvements	242,713	111,808		12,299	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	260,308	129,403		14,234	Total Taxable	14,234	1,316.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660008026	NEES PROPERTIES LLC			17	256,891	0	13,556	1,253.00					
2024	2024-660008026	NEES PROPERTIES LLC			17	240,010	0	12,911	1,193.00					
2023	2023-660008026	NEES, ROBBIE L & KACEE L			17	239,403	0	12,296	1,126.00					
2022	2022-660008026	NEES, ROBBIE L & KACEE L			17	231,789	0	11,710	1,084.00					
2021	2021-660008026	NEES, ROBBIE L & KACEE L			17	215,711	0	11,153	985.00					
2020	2020-660008026	TITAN HOMES LLC			17	211,959	0	10,622	973.00					
2019	2019-660008026	TITAN HOMES LLC			17	91,966	0	10,116	937.00					
2018	2018-660008026	TITAN HOMES LLC			17	93,563	0	9,943	919.00					
2017	2017-660008026	TITAN HOMES LLC			17	13,728	0	1,510	139.00					
2016	2016-660008026	ROGERS COUNTY COMMUNITY			17	22,581	0		.00					
2015	2015-660008026	ROGERS COUNTY COMMUNITY			17	22,581	0		.00					
2014	2014-660008026	ROGERS COUNTY COMMUNITY			17	22,581	0		.00					
2013	2013-660008026	ROGERS COUNTY COMMUNITY			17	35,000	0		.00					



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0	
Topography	0	
Street Access	0	
Utilities	0	
Amenities	LAND QUALITY 1	
	0	
Method	Square-Foot	
Base Lot Value	.51 x 25,000.00 = 12,750	
Factor Value	4,845	
Adjustments	0.0000	
Lot Value	17,595	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,104 / 2,104
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,104
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	464 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	271,795 129.18 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	112.06	Total Misc Impr	+ 4,956
Roofing Adj	+ 3.97	Garage Cost	+ 18,871
Subfloor Adj	+ -1.50	Total RCN	= 311,170
Heat/Cool Adj	+ 11.69	Depreciation (22%)	- 68,457
Plumbing Adj	+ 10.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 242,713
Adj Base Cost	= 136.57	Lot Value	+ 17,595
Total Area	x 2,104	Indicated Value	= 260,308
Adjusted Cost	= 287,343	Value Per SqFt	123.72

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	242,713
Lot Value	17,595
Indicated Value	260,308 123.72 Per SqFt
Agland Value	
Site Improvements	
Total Value	260,308 123.72 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135529	12x5		60	26.18		1,571
PRCH	SLAB PORCH - COVERED	135530	12x5		60	26.18		1,571
PATO	SLAB PORCH - OPEN	143721	15x8		120	11.29		1,355
PATO	SLAB PORCH - OPEN	143722	8x5		40	11.48		459



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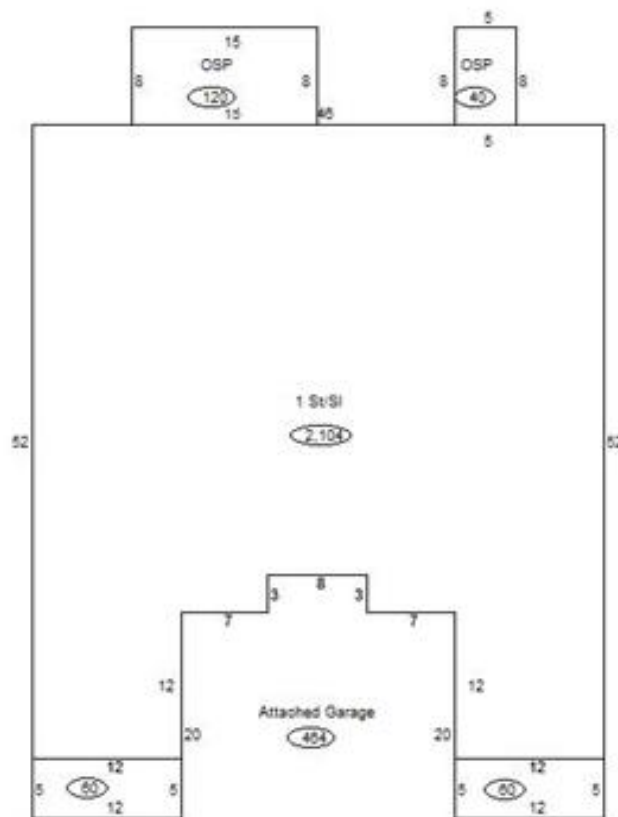
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Sketch Image

660008026



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,104	1.000	2,104
2	G	1		13	Attached Garage	464	1.000	464
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	120	1.000	120
6	M	PATO		13	Open Slab	40	1.000	40
Total Building Area						2,104		2,104