




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:49:01
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Assessment Data					Primary Image																													
Account 660008837 Parcel ID 000000-00-0-10010-039-0003 Cadastral ID 09-21-16-03000 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330962 JKG PROPERTIES LLC 605 N LYNN RIGGS BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 00604 W 8TH ST N Subdivision CLAREMORE O T Lot/Block 0003 / 0039 Parcel Size .5 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 910010 - CLAREMORE OT School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">03/28/2023 11:38</p>																													
Legal Description Lat/Long: 36.31755294 -95.61335334					Building Permits																													
LOT 3 LESS E 20' HWY BLOCK 39 CLAREMORE O T					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																									
					/	C & G PROPERTIES LLC	06/02/2020	180,000	YES																									
					1906/62	CLAREMORE MUSIC INC	10/08/2007	170,000	YES																									
					1797/726	ROBBINS, JAMES E JR &-CATHY R	08/02/2006	0	4																									
					1097/845	WOOLARD, KERRY A &	02/03/1998	79,500	Yes																									
					795/246			125,340	No																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																									
Remove Cap	2021		Land Value	107,000	107,000	11%	11,770	Assessed	23,725																									
Year Frozen	0		Improvements	108,684	108,684		11,955	Penalty	0																									
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0																									
TIF Project ID	0		Total Value	215,684	215,684		23,725	Total Taxable	23,725																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660008837	JKG PROPERTIES LLC			17	217,195	0	23,091	2,134.00																									
2024	2024-660008837	JKG PROPERTIES LLC			17	201,091	0	21,991	2,032.00																									
2023	2023-660008837	JKG PROPERTIES LLC			17	190,400	0	20,944	1,918.00																									
2022	2022-660008837	JKG PROPERTIES LLC			17	188,278	0	20,398	1,888.00																									
2021	2021-660008837	JKG PROPERTIES LLC			17	176,604	0	19,426	1,715.00																									
2020	2020-660008837	JKG PROPERTIES LLC			17	199,132	0	20,261	1,855.00																									
2019	2019-660008837	C & G PROPERTIES LLC			17	198,494	0	19,296	1,787.00																									
2018	2018-660008837	C & G PROPERTIES LLC			17	189,859	0	18,377	1,698.00																									
2017	2017-660008837	C & G PROPERTIES LLC			17	189,859	0	17,502	1,607.00																									
2016	2016-660008837	C & G PROPERTIES LLC			17	151,533	0	16,669	1,565.00																									
2015	2015-660008837	C & G PROPERTIES LLC			17	151,533	0	16,669	1,503.00																									
2014	2014-660008837	C & G PROPERTIES LLC			17	151,533	0	16,669	1,546.00																									
2013	2013-660008837	C & G PROPERTIES LLC			17	151,533	0	16,669	1,525.00																									



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Lot Data	Primary Image																																						
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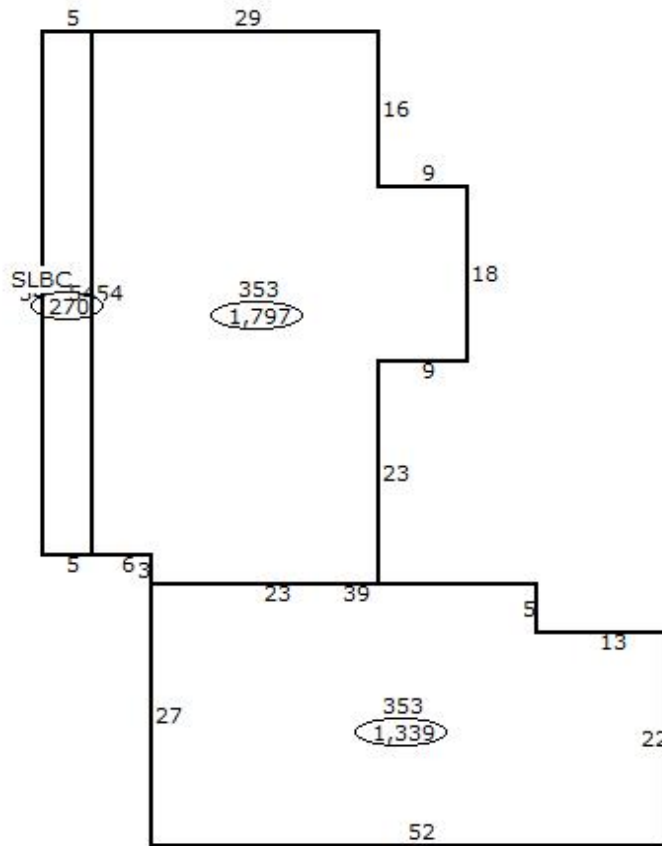
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Sketch Image

660008837



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	353	1,339	1.000	1,339
2	M	PRCH		20	SLBC	270	1.000	270
3	C	353		20	353	1,797	1.000	1,797
Total Building Area						3,136		3,136



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Account 660008837
Parcel ID 000000-00-0-10010-039-0003
Cadastral ID 09-21-16-03000

Tax Area Code 17
Property Class UCP
Owners Name JKG PROPERTIES LLC

Building Data

Building ID 3976
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,339
Average Perimeter 158
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built
Effective Age
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 4 - Block with Stucco
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0029.JPG
Image Date 4/12/2023
Image Name IMG_0029.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 45.46
Wall Cost 47.98
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 93.44
Total Area 1,339
Base RCN 125,116
Misc Impr Value 5,117

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 130,233
Physical Depreciation 70%
Functional Depreciation
Total Depreciation 70% (91,163)
Total RCNLD 39,070
Lump Sums
Total Building Value 39,070 \$ 29.18 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED		54x5	270	18.95		5,117
Total Misc Improvement							5,117



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Parcel ID 000000-00-0-10010-039-0003
Cadastral ID 09-21-16-03000

Tax Area Code 17
Property Class UCP
Owners Name JKG PROPERTIES LLC

Building Data

Building ID 3977
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,797
Average Perimeter 190
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built
Effective Age
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 58.07
Wall Cost 39.90
HVAC Cost 14.73
Basement Cost 0.00
Total Base Cost 112.70
Total Area 1,797
Base RCN 202,522
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 202,522
Physical Depreciation 70%
Functional Depreciation
Total Depreciation 70% (141,765)
Total RCNLD 60,757
Lump Sums
Total Building Value 60,757 \$ 33.81 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPOT - DETACHED	52x14x0			728
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (11.36 x 728)		8,270	4,962	3,308
	FLV1	CANOPY	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (5.00 x)				
	PAVA	PAVING - ASPHALT	100x48x0			4,800
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.89 x 4,800)		13,872	8,323	5,549
Total Site Improvement Value						8,857