



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	660008849													
Parcel ID	000000-00-0-10010-041-0001													
Cadastral ID	09-21-16-03120													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	318985													
KHB LEGACY LLC														
PO BOX 1185 CLAREMORE OK 74018-0000														
Parcel Location														
Situs	00621 N CHEROKEE AVE													
Subdivision	CLAREMORE O T													
Lot/Block	0001 / 0041	Parcel Size	4 - Lots											
Sec/Twn/Rng	9 / 21 / 16 / 5													
Neighborhood	5001 - TASC 2016													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31684940 -95.61090691														
LOTS 1,2,3 & 4 BLOCK 41 CLAREMORE O T.														
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					
					2567/67	COTTOM PROPERTIES LLC	07/29/2016	310,000	15					
					1519/312	HUTSON, HULEN RAY &	08/06/2003	110,000	16					
					1035/833	DEFFENBAUGH, DAVID L	08/16/1996	124,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2017	Land Value	90,387	90,387	11%	9,943	Assessed	46,508	4,298.73					
Year Frozen	0	Improvements	374,076	332,416		36,565	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	464,463	422,803		46,508	Total Taxable	46,508	4,299.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660008849	KHB LEGACY LLC	17	462,358	0	44,294	4,094.00							
2024	2024-660008849	KHB LEGACY LLC	17	383,496	0	42,185	3,899.00							
2023	2023-660008849	KHB LEGACY LLC	17	354,510	0	15,245	1,396.00							
2022	2022-660008849	KHB LEGACY LLC	17	361,922	0	14,519	1,344.00							
2021	2021-660008849	KHB LEGACY LLC	17	338,204	0	13,828	1,221.00							
2020	2020-660008849	KHB LEGACY LLC	17	338,204	0	13,169	1,206.00							
2019	2019-660008849	KHB LEGACY LLC	17	338,204	0	12,542	1,162.00							
2018	2018-660008849	KHB LEGACY LLC	17	108,593	0	11,945	1,104.00							
2017	2017-660008849	KHB LEGACY LLC	17	108,593	0	11,945	1,097.00							
2016	2016-660008849	KHB LEGACY LLC	17	111,925	0	12,311	1,156.00							
2015	2015-660008849	COTTOM PROPERTIES LLC	17	111,925	0	12,311	1,110.00							
2014	2014-660008849	COTTOM PROPERTIES LLC	17	111,925	0	12,311	1,142.00							
2013	2013-660008849	COTTOM PROPERTIES LLC	17	111,925	0	12,311	1,127.00							



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Lot Data		Square-Foot - CLAREMORE OT (SQUARE FOOT)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities								
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code								
Adusted R								
Indicated Value								
Direct Comparables								
Selection Model		1 Res						
Adjustment Model		A2 AO Test						
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements								
Lot Value								
Indicated Value		0.00 Per SqFt						
Agland Value								
Site Improvements		1,239						
Total Value		1,239 0.00 Total Value Per SqFt						
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	12x20x0			240	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 240)		2,479		2,479	1,240	1,239
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	40,800.00 x 1.25 =	51,000	
Factor Value	0		
Adjustments	177.23%		
Lot Value	90,387		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1020985
Total Building Area	3,578	Image Date	4/12/2023
Total Base Value	499,668	Name	IMG_0034.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	16,897		
Replacement Cost New	516,565		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	346,099		
Economic Depreciation			
RCNLD (All Sources)	346,099		
Depreciated Improvements			
Outbuilding Value	26,738		
Total Improvement Value	372,837		
Land Value	90,387		
Cost Approach Value	463,224	129.46/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	26,738
Miscellaneous Income		Land Value	90,387
Effective Gross Income (EGI)		Total Appraised Value	463,224 129.46/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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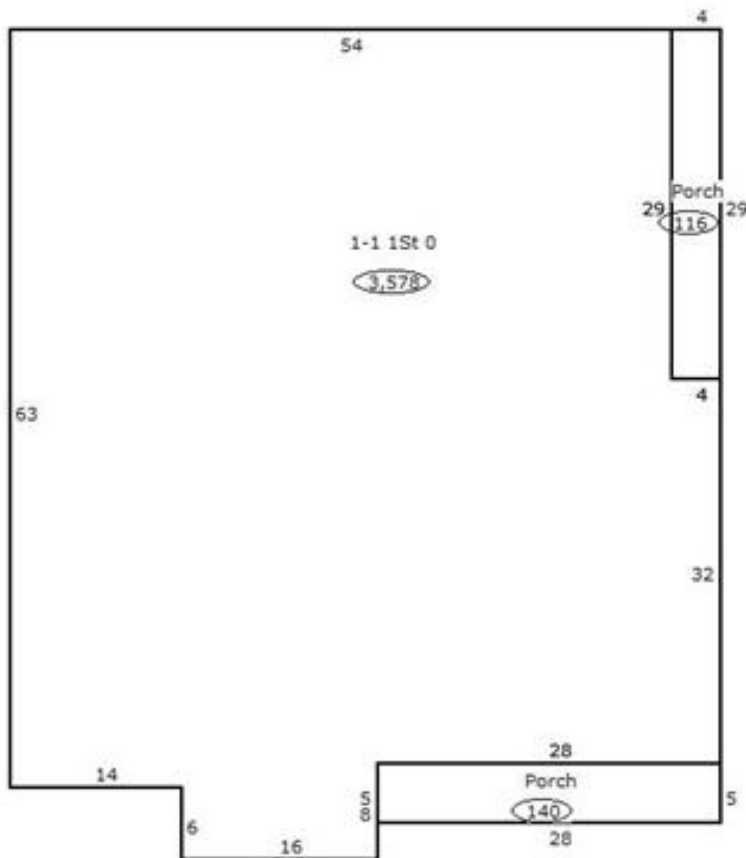
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	1-1 1St 0	3,578	1.000	3,578
2	M	RSPC		13	Porch	140	1.000	140
3	M	RSPC		13	Porch	116	1.000	116
Total Building Area						3,578		3,578



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Account 660008849
 Parcel ID 000000-00-0-10010-041-0001
 Cadastral ID 09-21-16-03120

Tax Area Code 17
 Property Class UCP
 Owners Name KHB LEGACY LLC

Building Data

Building ID 733
 Building Sequence 1
 Occupancy 1 344 Office Building 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,578
 Average Perimeter 250
 Number Of Storys 1.00
 Average Wall Ht 9.00
 Year Built 1976
 Effective Age 25
 Construction Class 2 - Heavier Wood or Steel Stud Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 55 - Curtain Wood Siding Panels
 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 IMG_0034.JPG
 Image Date 4/12/2023
 Image Name IMG_0034.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 90.95
 Wall Cost 27.80
 HVAC Cost 20.90
 Basement Cost 0.00
 Total Base Cost 139.65
 Total Area 3,578
 Base RCN 499,668
 Misc Impr Value 16,897

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 516,565
 Physical Depreciation 33%
 Functional Depreciation
 Total Depreciation 33% (170,466)
 Total RCNLD 346,099
 Lump Sums
 Total Building Value 346,099 \$ 96.73 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
RSPC	RAISED SLAB PORCH - COVERED		28x5	140	65.79		9,211
RSPC	RAISED SLAB PORCH - COVERED		29x4	116	66.26		7,686
Total Misc Improvement							16,897



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV1	CANOPY	0x0x0			1,000
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.00 x 1,000)			5,000	500		4,500
PAVA	PAVING - ASPHALT		80x43x0			3,440
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.11 x 3,440)			10,698	1,070		9,628
PACN	PAVING - CONCRETE		143x16x0			2,288
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.55 x 2,288)			10,410	1,041		9,369
PACN	PAVING - CONCRETE		186x4x0			744
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.84 x 744)			3,601	360		3,241
Total Site Improvement Value						26,738