



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 660009384 Parcel ID 000000-00-0-10010-119-0003 Cadastral ID 09-21-16-08520 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313116 SPIRIT PROPERTIES LLC PO BOX 882 PRYOR OK 74362-0000 Parcel Location Situs 00311 E WILL ROGERS BLVD Subdivision CLAREMORE O T Lot/Block 0003 / 0119 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (208)\IMG_0047.JPG 6/6/2023</p>				
Legal Description Lat/Long: 36.30880727 -95.60763533									
E 68' LOT 3 BLOCK 119 CLAREMORE O T					Building Permits				
					Number	Description	Opened	Closed	Amount
					357	R15-DEMO HOUSE	10/2014	11/2014	
					4331	R16-NEW 1329 SQ FT SFR	08/2014	07/2015	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2423/388	GREEN BUILDERS INC	08/29/2014	15,000	YES
					2234/588	DEEP BLUE PROPERTIES LLC	03/28/2012	25,000	18
					2181/85	TREECE, KELLEY D	07/06/2011	500	16
					1836/99	VANBEBER, EUGINE R & LINDA-M	07/24/2006	63,000	YES
					1757/656	MINOR, BILL &	03/07/2006	35,000	YES
					1057/82	TIMMERMAN, GERALD &-SUZANNE	03/03/1997	57,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2015	Land Value	30,840	30,840	11%	3,392	Assessed	21,296	1,968.39
Year Frozen	0	Improvements	162,767	162,767		17,904	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	193,607	193,607		21,296	Total Taxable	21,296	1,968.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660009384	SPIRIT PROPERTIES LLC			17	187,040	0	20,574	1,902.00
2024	2024-660009384	SPIRIT PROPERTIES LLC			17	197,072	0	20,700	1,913.00
2023	2023-660009384	SPIRIT PROPERTIES LLC			17	193,196	0	19,714	1,806.00
2022	2022-660009384	SPIRIT PROPERTIES LLC			17	186,436	0	18,775	1,738.00
2021	2021-660009384	SPIRIT PROPERTIES LLC			17	162,559	0	17,881	1,579.00
2020	2020-660009384	SPIRIT PROPERTIES LLC			17	155,766	0	17,065	1,563.00
2019	2019-660009384	SPIRIT PROPERTIES LLC			17	147,752	0	16,252	1,505.00
2018	2018-660009384	SPIRIT PROPERTIES LLC			17	151,730	0	16,690	1,542.00
2017	2017-660009384	SPIRIT PROPERTIES LLC			17	150,430	0	16,547	1,520.00
2016	2016-660009384	SPIRIT PROPERTIES LLC			17	146,486	0	15,779	1,481.00
2015	2015-660009384	SPIRIT PROPERTIES LLC			17	16,876	0	1,856	167.00
2014	2014-660009384	SPIRIT PROPERTIES LLC			17	43,865	0	4,825	447.00
2013	2013-660009384	GREEN BUILDERS INC			17	44,016	0	4,841	443.00



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	11441		
Non-Ag Acres	0.2006		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	8,738.00 x 3.53 = 30,840		
Factor Value			
Adjustments			
Lot Value	30,840		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	5% Frame, Siding, Wood 95% Veneer, Masonry
Base/Total Area	1,384 / 1,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,384
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	178,609 129.05 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	181,580 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	162,767
Lot Value	30,840
Indicated Value	193,607 139.89 Per SqFt
Agland Value	
Site Improvements	
Total Value	193,607 139.89 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.33	Total Misc Impr	+	2,546
Roofing Adj	+ 3.96	Garage Cost	+	10,613
Subfloor Adj	+ 0.00	Total RCN	=	178,865
Heat/Cool Adj	+ 10.30	Depreciation (9%)	-	16,098
Plumbing Adj	+ 9.14	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	162,767
Adj Base Cost	= 119.73	Lot Value	+	30,840
Total Area	x 1,384	Indicated Value	=	193,607
Adjusted Cost	= 165,706	Value Per SqFt		139.89

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	123281	8x8		64	10.24		655
PRCH	SLAB PORCH - COVERED	123282	18x5		90	21.01		1,891



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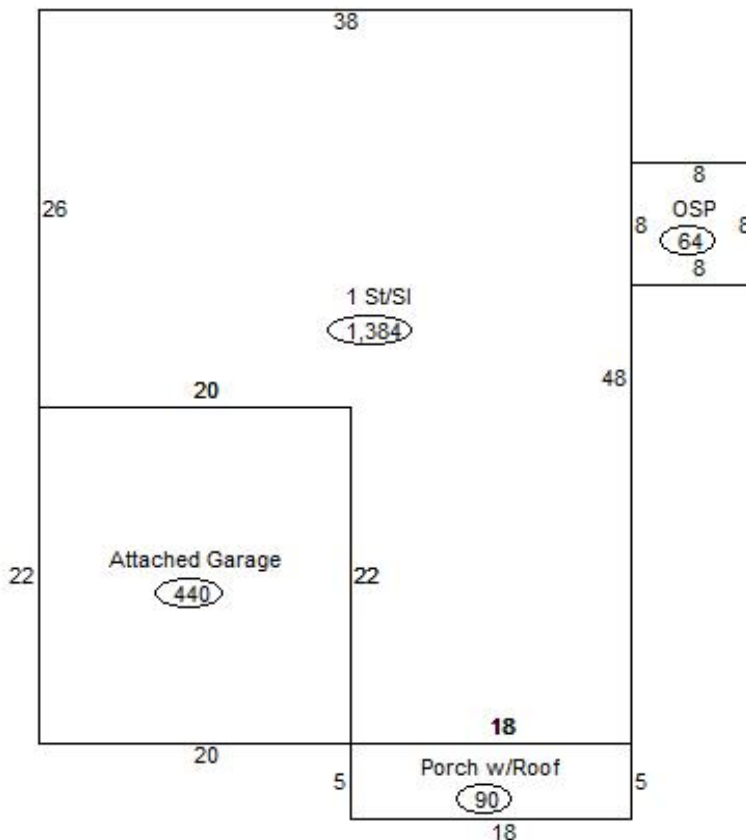
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Sketch Image

660009384



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,384	1.000	1,384
2	G	1		13	Attached Garage	440	1.000	440
3	M	PATO		13	Open Slab	64	1.000	64
4	M	PRCH		13	SLBC	90	1.000	90
Total Building Area						1,384		1,384