



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:19:27  
Page 1

Assessment Data					Primary Image				
Account	660015533								
Parcel ID	000000-00-0-10215-002-0024								
Cadastral ID	16-21-16-08400								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	319855								
KHB LEGACY LLC									
621 N CHEROKEE AVE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01012 S CHOCTAW PL								
Subdivision	KELLEY HEIGHTS								
Lot/Block	0024 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	16 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29785187 -95.60888396									
Building Permits									
LOT 24 BLOCK 2 KELLEY HEIGHTS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	LONG, IVAN LEO	08/10/2020	78,000	YES
					1344/464	LONG, IVAN LEO	12/17/2001	0	4
					1066/858	LUNDY, RICHARD G TRUSTEE &	05/27/1997	40,000	Yes
					786/589			0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2021	Land Value	46,635	23,904	11%	2,629	Assessed	9,948	919.49
Year Frozen	0	Improvements	67,429	66,538		7,319	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	114,064	90,442		9,948	Total Taxable	9,948	919.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660015533	KHB LEGACY LLC	17	111,831	0	9,475	876.00		
2024	2024-660015533	KHB LEGACY LLC	17	112,552	0	9,024	834.00		
2023	2023-660015533	KHB LEGACY LLC	17	92,848	0	8,594	787.00		
2022	2022-660015533	KHB LEGACY LLC	17	74,409	0	8,185	758.00		
2021	2021-660015533	KHB LEGACY LLC	17	79,177	0	8,709	769.00		
2020	2020-660015533	KHB LEGACY LLC	17	59,637	0	6,560	601.00		
2019	2019-660015533	LONG, IVAN LEO	17	70,507	0	7,756	718.00		
2018	2018-660015533	LONG, IVAN LEO	17	73,606	0	8,097	748.00		
2017	2017-660015533	LONG, IVAN LEO	17	73,044	0	7,768	713.00		
2016	2016-660015533	LONG, IVAN LEO	17	71,293	0	7,398	694.00		
2015	2015-660015533	LONG, IVAN LEO	17	64,050	0	7,046	635.00		
2014	2014-660015533	LONG, IVAN LEO	17	64,050	0	7,046	653.00		
2013	2013-660015533	LONG, IVAN LEO	17	69,363	0	7,049	645.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:19:27  
 Page 2

Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1946 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,479.00 x 5.50 = 46,635 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 46,635		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,050 / 1,050
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,050
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	300 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1973 / 40

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-22\IMG\_003; 8/22/2023

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	98,661	93.96	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	134,920		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	100.17	<b>Total Misc Impr</b>	+	1,350	
<b>Roofing Adj</b>	+ 4.18	<b>Garage Cost</b>	+	8,106	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	134,858	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 50%)</b>	-	67,429	
<b>Plumbing Adj</b>	+ 4.78	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	67,429	
<b>Adj Base Cost</b>	= 119.43	<b>Lot Value</b>	+	46,635	
<b>Total Area</b>	x 1,050	<b>Indicated Value</b>	=	114,064	
<b>Adjusted Cost</b>	= 125,402	<b>Value Per SqFt</b>		108.63	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	67,429		
<b>Lot Value</b>	46,635		
<b>Indicated Value</b>	114,064	108.63	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	114,064	108.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37452	16x4		64	21.09		1,350



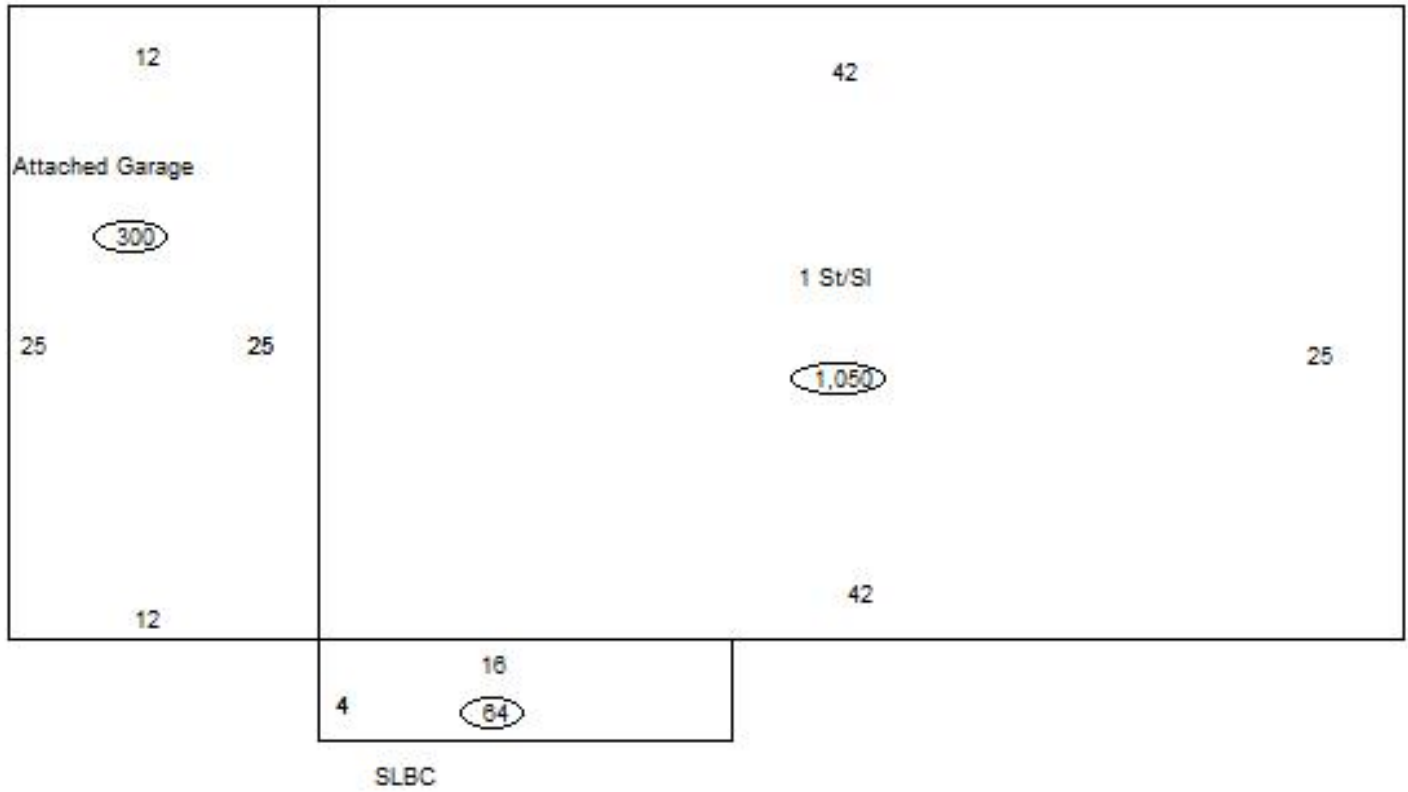
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:19:27  
 Page 3

Sketch Image

660015533



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,050	1.000	1,050
2	G	1		10	Attached Garage	300	1.000	300
3	M	PRCH		10	SLBC	64	1.000	64
<b>Total Building Area</b>						1,050		1,050