



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 660016086 Parcel ID 000000-00-0-10225-001-0008 Cadastral ID 17-21-16-01390 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 315819 LK PROPERTIES LLC 4500 S GARNETT STE 906 TULSA OK 74146-0000 Parcel Location Situs 01402 W 13TH ST S Subdivision LEEWOOD ESTATES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (249)\IMG_0012.JPG 8/18/2023</p>																																																	
Legal Description Lat/Long: 36.29642138 -95.62563986																																																						
LOT 8 BLOCK 1 LEEWOOD ESTATES					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> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2489/720	LONG, ERIC & DEBRA	07/24/2015	0	4																																													
					2167/662	SECRETARY OF VETERANS-AFFAIRS	04/04/2011	0	1																																													
					2147/745	ANDREWS, ARTHUR SETH &	12/15/2010	0	10																																													
					1808/71	SMITH, PEGGY JOYCE	09/15/2006	87,000	YES																																													
					1789/253	FAULCONER, JEFFREY & MARY	03/02/2006	0	13																																													
					1195/352	HASTINGS, DAVID A & CHERYL-K	10/01/1999	76,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 44,160</td> <td>20,207</td> <td>11%</td> <td>2,223</td> <td>Assessed</td> <td>12,647</td> <td>1,168.96</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 96,212</td> <td>94,761</td> <td></td> <td>10,424</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 140,372</td> <td>114,968</td> <td></td> <td>12,647</td> <td>Total Taxable</td> <td>12,647</td> <td>1,169.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 44,160	20,207	11%	2,223	Assessed	12,647	1,168.96	Year Frozen	0	Improvements 96,212	94,761		10,424	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 140,372	114,968		12,647	Total Taxable	12,647	1,169.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016086	LK PROPERTIES LLC	17	137,232	0	12,044	1,113.00																																															
2024	2024-660016086	LK PROPERTIES LLC	17	139,223	0	11,471	1,060.00																																															
2023	2023-660016086	LK PROPERTIES LLC	17	117,838	0	10,924	1,001.00																																															
2022	2022-660016086	LK PROPERTIES LLC	17	94,586	0	10,404	963.00																																															
2021	2021-660016086	LK PROPERTIES LLC	17	102,067	0	11,227	991.00																																															
2020	2020-660016086	LK PROPERTIES LLC	17	101,545	0	11,170	1,023.00																																															
2019	2019-660016086	LK PROPERTIES LLC	17	96,829	0	10,651	986.00																																															
2018	2018-660016086	LK PROPERTIES LLC	17	101,276	0	11,083	1,024.00																																															
2017	2017-660016086	LK PROPERTIES LLC	17	100,383	0	10,555	969.00																																															
2016	2016-660016086	LK PROPERTIES LLC	17	97,727	0	10,052	943.00																																															
2015	2015-660016086	LK PROPERTIES LLC	17	87,035	0	9,574	863.00																																															
2014	2014-660016086	LONG, ERIC T & DEBRA D	17	88,835	0	9,772	906.00																																															
2013	2013-660016086	LONG, ERIC T & DEBRA D	17	85,447	0	9,399	860.00																																															



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	12500	
Non-Ag Acres	0.1843	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,029.00 x 5.50 = 44,160	
Factor Value		
Adjustments	1.0000	
Lot Value	44,160	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,297 / 1,297
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,297
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	131,671	101.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	134,390		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.30	Total Misc Impr	+	9,762			
Roofing Adj	+ 4.01	Garage Cost	+	10,991			
Subfloor Adj	+ 0.00	Total RCN	=	178,170			
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	81,958			
Plumbing Adj	+ 9.76	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	96,212			
Adj Base Cost	= 121.37	Lot Value	+	44,160			
Total Area	x 1,297	Indicated Value	=	140,372			
Adjusted Cost	= 157,417	Value Per SqFt		108.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,212		
Lot Value	44,160		
Indicated Value	140,372	108.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	140,372	108.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	38653	4x3		12	21.26		255
PRCH	SLAB PORCH - COVERED	38654	30x8		240	20.54		4,930



Rogers

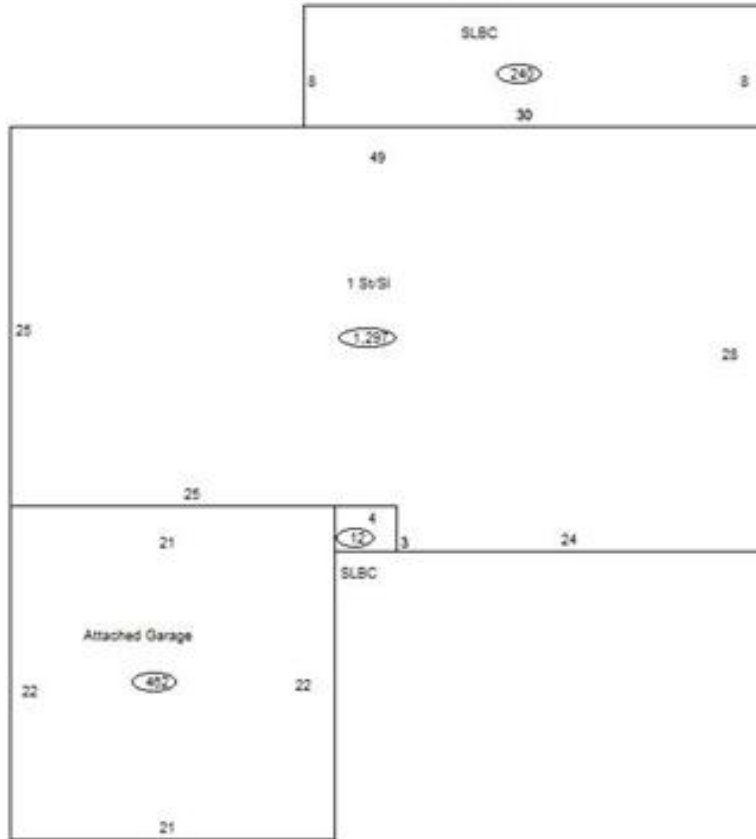
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Sketch Image

660016086



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,297	1.000	1,297
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	12	1.000	12
4	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,297		1,297