



# 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   | 660016770                  |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Parcel ID   | 000000-00-0-10190-001-0063 |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Cadastral ID  | 18-21-16-02580             |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Property Type   | REAL - Real Property       |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Property Class  | URP                        | VI Area          | 1        |             |               |               |               |             |        |  |  |  |  |  |
| Tax Area  | 17 - CLAREMORE OT          |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Name ID   | 322061                     |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| KAJS INC  |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| KELLY SMALYGO   |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| 21790 COUNTRY RIDGE CT  |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| CLAREMORE OK 74019-0000   |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Parcel Location   |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Situs   | 00719 VALENTINE LN         |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Subdivision   | HOLIDAY HILLS              |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Lot/Block   | 0063 / 0001                | Parcel Size      | 1 - Lots |             |               |               |               |             |        |  |  |  |  |  |
| Sec/Twn/Rng   | 18 / 21 / 16 / 5           |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Neighborhood  | 1170 - R-V01-SW CLAREMORE  |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| School District   | S001 - CLAREMORE SCHOOLS   |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Legal Description   |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Lat/Long: 36.30583281 -95.64002048  |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| E2 TR 63 BLOCK 1 HOLIDAY HILLS  |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| 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 colspan="5"> </td> </tr> </tbody> </table> |                            |                  |          |             | Number        | Description   | Opened        | Closed      | Amount |  |  |  |  |  |
| Number  | Description                | Opened           | Closed   | Amount      |               |               |               |             |        |  |  |  |  |  |
|   |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Exemptions  |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Code  | Type                       | Active           | Maximum  | Exemption   |               |               |               |             |        |  |  |  |  |  |
| H   | Homestead                  | No               | 1,000    |             |               |               |               |             |        |  |  |  |  |  |
| Sale History  |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Bk/Pg   | Grantor                    | Date             | Price    | Code        |               |               |               |             |        |  |  |  |  |  |
| /   | BEAR, VIRGINIA S           | 02/22/2022       | 118,000  | 10          |               |               |               |             |        |  |  |  |  |  |
| 1739/725  | WIMP, WILLIAM H &          | 12/23/2005       | 0        | 4           |               |               |               |             |        |  |  |  |  |  |
| 766/655   |                            |                  | 61,000   | No          |               |               |               |             |        |  |  |  |  |  |
| Parcel Valuation  |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Source  | REAL                       | Fair Cash        | Capped   | Asmnt Level | Assessed      | Levy Rate     | 92.430        | Current Tax |        |  |  |  |  |  |
| Remove Cap  | 2023                       | Land Value       | 73,769   | 61,906      | 11%           | 6,810         | Assessed      | 17,894      |        |  |  |  |  |  |
| Year Frozen   | 2006                       | Improvements     | 100,768  | 100,768     |               | 11,084        | Penalty       | 0           |        |  |  |  |  |  |
| Uncapped Value  | 0                          | Mobile Home      | 0        | 0           |               | 0             | Exemption     | 0.00        |        |  |  |  |  |  |
| TIF Project ID  | 0                          | Total Value      | 174,537  | 162,674     |               | 17,894        | Total Taxable | 17,894      |        |  |  |  |  |  |
| 17,894  |                            |                  |          |             |               |               |               | 1,654.00    |        |  |  |  |  |  |
| Assessment History  |                            |                  |          |             |               |               |               |             |        |  |  |  |  |  |
| Tax Year  | Statement Number           | Billed Owner     | Tax Area | Total Value | Exemptions    | Taxable Value | Billed Tax    |             |        |  |  |  |  |  |
| 2025  | 2025-660016770             | KAJS INC         | 17       | 173,301     | 0             | 17,043        | 1,575.00      |             |        |  |  |  |  |  |
| 2024  | 2024-660016770             | KAJS INC         | 17       | 169,234     | 0             | 16,231        | 1,500.00      |             |        |  |  |  |  |  |
| 2023  | 2023-660016770             | KAJS INC         | 17       | 140,525     | 0             | 15,458        | 1,416.00      |             |        |  |  |  |  |  |
| 2022  | 2022-660016770             | KAJS INC         | 17       | 122,215     | 1000          | 5,518         | 511.00        |             |        |  |  |  |  |  |
| 2021  | 2021-660016770             | BEAR, VIRGINIA S | 17       | 122,457     | 1000          | 5,518         | 487.00        |             |        |  |  |  |  |  |
| 2020  | 2020-660016770             | BEAR, VIRGINIA S | 17       | 118,359     | 1000          | 5,518         | 505.00        |             |        |  |  |  |  |  |
| 2019  | 2019-660016770             | BEAR, VIRGINIA S | 17       | 112,973     | 1000          | 5,518         | 511.00        |             |        |  |  |  |  |  |
| 2018  | 2018-660016770             | BEAR, VIRGINIA S | 17       | 118,861     | 1000          | 5,518         | 510.00        |             |        |  |  |  |  |  |
| 2017  | 2017-660016770             | BEAR, VIRGINIA S | 17       | 117,941     | 1000          | 5,518         | 507.00        |             |        |  |  |  |  |  |
| 2016  | 2016-660016770             | BEAR, VIRGINIA S | 17       | 115,153     | 1000          | 5,518         | 518.00        |             |        |  |  |  |  |  |
| 2015  | 2015-660016770             | BEAR, VIRGINIA S | 17       | 114,399     | 1000          | 5,518         | 498.00        |             |        |  |  |  |  |  |
| 2014  | 2014-660016770             | BEAR, VIRGINIA S | 17       | 117,612     | 1000          | 5,519         | 512.00        |             |        |  |  |  |  |  |
| 2013  | 2013-660016770             | BEAR, VIRGINIA S | 17       | 111,627     | 1000          | 5,518         | 505.00        |             |        |  |  |  |  |  |



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| Lot Data        |                           | Square-Foot - NBHD 1170 #1 |  |
|-----------------|---------------------------|----------------------------|--|
| Lot Size        |                           |                            |  |
| Lot Count       |                           |                            |  |
| Units Buildable | 1                         |                            |  |
| Non-Ag Acres    | 1.2021                    |                            |  |
| Topography      |                           |                            |  |
| Street Access   |                           |                            |  |
| Utilities       |                           |                            |  |
| Amenities       | LAND QUALITY              | 0                          |  |
|                 |                           | 0                          |  |
| Method          | Square-Foot               |                            |  |
| Base Lot Value  | 52,362.00 x 1.41 = 73,769 |                            |  |
| Factor Value    |                           |                            |  |
| Adjustments     | 1.0000                    |                            |  |
| Lot Value       | 73,769                    |                            |  |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG\_001: 9/12/2023

| Residential Data |                                  |
|------------------|----------------------------------|
| Type             | 1 Single Family Residence        |
| Condition        | 3 - Average                      |
| Quality          | 2.5 - Fair                       |
| Architecture     | R3 Res Nbhd 3                    |
| Style            | 100% One Story                   |
| Exterior Wall    | 100% Veneer, Masonry             |
| Base/Total Area  | 1,390 / 1,390                    |
| Style            | 100% One Story                   |
| HVAC             | 100% Warmed & Cooled Air         |
| Roof Cover       | 1 Composition Shingle            |
| Area on Slab     | 0                                |
| Fixture/RghIn    | 8 /                              |
| Bed/F/H Bath     | 3 / 2.0 /                        |
| Basement Area    |                                  |
| Garage Type      | 418 Attached Garage - Unfinished |
| Remodel          |                                  |
| Year/Eff Age     | 1968 / 44                        |

### GRM Approach

|                 |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

### Multiple Regression

|                 |                        |
|-----------------|------------------------|
| MRA Code        | 1 Test                 |
| Adusted R       | 0.8445                 |
| Indicated Value | 138,624 99.73 Per SqFt |

### Direct Comparables

|                  |                    |
|------------------|--------------------|
| Selection Model  | A Adam Test        |
| Adjustment Model | 1 2022 Residential |
| Comparables      | 8                  |
| Indicated Value  | 156,940 Per SqFt   |

### Value Reconciliation

|                   |                                     |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach                       |
| Improvements      | 100,768                             |
| Lot Value         | 73,769                              |
| Indicated Value   | 174,537 125.57 Per SqFt             |
| Agland Value      |                                     |
| Site Improvements |                                     |
| Total Value       | 174,537 125.57 Total Value Per SqFt |

| Cost Approach |           | Manual : 01/2025    |           |
|---------------|-----------|---------------------|-----------|
| Base Cost     | 106.39    | Total Misc Impr     | + 15,656  |
| Roofing Adj   | + 4.51    | Garage Cost         | + 12,063  |
| Subfloor Adj  | + 1.21    | Total RCN           | = 209,934 |
| Heat/Cool Adj | + 11.47   | Depreciation ( 52%) | - 109,166 |
| Plumbing Adj  | + 7.51    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 100,768 |
| Adj Base Cost | = 131.09  | Lot Value           | + 73,769  |
| Total Area    | x 1,390   | Indicated Value     | = 174,537 |
| Adjusted Cost | = 182,215 | Value Per SqFt      | 125.57    |

### Miscellaneous Improvements

| Code | Description                 | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value  |
|------|-----------------------------|-----------|-------|------|-------|-----------|------|--------|
| PRCH | SLAB PORCH - COVERED        | 40310     | 24x4  |      | 96    | 23.97     |      | 2,301  |
| EPSW | ENCLOSED PORCH - SOLID WALL | 40311     | 18x12 |      | 216   | 61.83     |      | 13,355 |



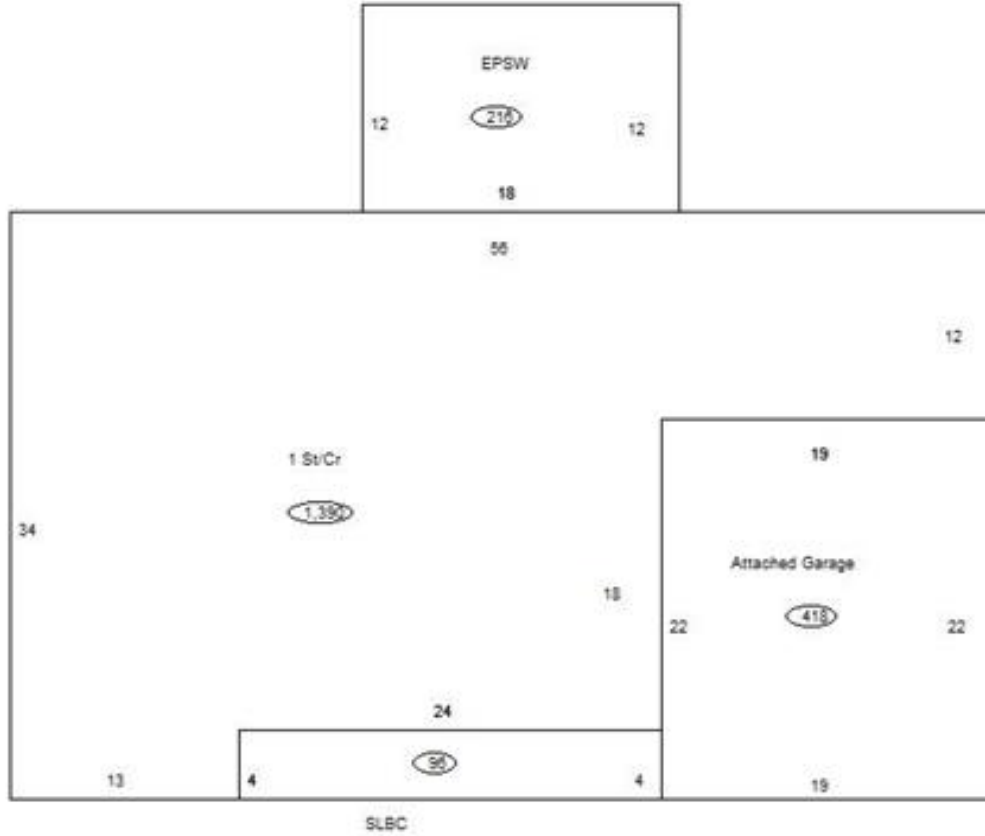
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Sketch Image

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**Sketch Vector Information**

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1                          | R    | 1    | Crawl      | 10    | 1 St/Cr         | 1,390     | 1.000      | 1,390      |
| 2                          | G    | 1    |            | 10    | Attached Garage | 418       | 1.000      | 418        |
| 3                          | M    | PRCH |            | 10    | SLBC            | 96        | 1.000      | 96         |
| 4                          | M    | EPSW |            | 10    | EPSW            | 216       | 1.000      | 216        |
| <b>Total Building Area</b> |      |      |            |       |                 | 1,390     |            | 1,390      |



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### Outbuildings/Site Improvements

| Building Image   | Code                     | Description | Dimensions            | Floor      | Roofing                         | Total Units  |
|--|--------------------------|-------------|-----------------------|------------|---------------------------------|--------------|
|  | STF                      | STG FAIR    | 0x0x0                 |            |                                 |              |
|  | Qual                     | 2           | Cond                  | Year       | Eff Age                         |              |
|  | <b>Valuation Summary</b> |             | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |
|  | Base Cost (4.68 x )      |             |                       |            |                                 |              |
|  | STF                      | STG FAIR    | 0x0x0                 |            |                                 |              |
|  | Qual                     | 2           | Cond                  | Year       | Eff Age                         |              |
|  | <b>Valuation Summary</b> |             | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |
|  | Base Cost (4.68 x )      |             |                       |            |                                 |              |