



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:19:05  
Page 1

Assessment Data					Primary Image				
Account	660054029				No Image On File				
Parcel ID	000000-00-0-10030-023-0026								
Cadastral ID	08-21-16-02835								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	308034								
CLAREMORE PROPERTY MANAGEMENT LLC									
C/O BAUER & ASSOCIATES INC 6846 S CANTON AVE STE 100 TULSA OK 74136-0000									
Parcel Location									
Situs									
Subdivision	BAYLESS								
Lot/Block	0026 / 0023	Parcel Size 3 - Lots							
Sec/Twn/Rng	8 / 21 / 16 / 5								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31534404 -95.62456391									
Building Permits									
LOTS 24 THRU 26 BLOCK 23 BAYLESS									
Number	Description	Opened	Closed	Amount					
2844	(COM) R5 FOR IMPROVEMENTS	11/2001	01/2006	12,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2270/884	F & M BANK & TRUST COMPANY	09/07/2012	1,300,000	3
					2168/283	DNIB ENTERPRISES INC	04/07/2011	0	3
					1736/782	LONG, GINGER KAY	12/13/2005	1,520,000	11
					1434/116	LONG, EDWARD D SR & GINGER-K	12/16/2002	0	4
					1193/475	BLACK DOG PROPERTIES, LLC	09/17/1999	106,500	No
					1111/694	ROBERTS, JIMMY D &	05/11/1998	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2013	Land Value	82,215	82,215	11%	9,044	Assessed	9,044	835.94
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	82,215	82,215	9,044	Total Taxable	9,044	836.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	9,044	836.00		
2024	2024-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	9,044	836.00		
2023	2023-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	9,044	828.00		
2022	2022-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	9,044	837.00		
2021	2021-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	9,044	799.00		
2020	2020-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	9,044	828.00		
2019	2019-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	9,044	838.00		
2018	2018-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	8,949	827.00		
2017	2017-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	8,522	783.00		
2016	2016-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	8,117	762.00		
2015	2015-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	7,730	697.00		
2014	2014-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	82,215	0	7,362	683.00		
2013	2013-660054029	CLAREMORE PROPERTY MANAGEMENT LLC	17	63,742	0	7,012	642.00		



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 Page 2

Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="padding-left: 100px;">0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 7,713.00 x 1.25 = 9,641</p> <p>Factor Value 0</p> <p>Adjustments 852.76%</p> <p>Lot Value 82,215</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 82,215</p> <p>Cost Approach Value 82,215</p>	<p><b>Image Information</b></p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 82,215</p> <p>Total Appraised Value 82,215</p>	