



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:36:47
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Assessment Data					Primary Image				
Account	660069807				No Image On File				
Parcel ID	21N16E-08-2-00000-000-0000								
Cadastral ID	08-21-16-13010								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	318575								
LARCO PROPERTIES LLC									
PO BOX 1307 MIAMI OK 74355-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size .901 - Acres							
Sec/Twn/Rng	8 / 21 / 16 / 2								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31763804 -95.62639779									
TR IN E2 NW DESC AS; COMM NE/C E2 NW , TH S 2031.29' TO N/L OF ALLEY THRU BLK 18 & 19 BAYLESS ADDN TO CITY, TH N 63-02-46 W ALG N/L OF ALLEY 532.70' TO PT OF INTER OF N/L OF ALLEY THRU BLK 19 OF BAYLESS TO CITY & W/L OF WORTMAN AVE ON WESTERN HGTS ADDN TO CITY, TH CONT N 63-02-46 W ALG N/L ALLEY 224.30' TO					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2555/703	R & L CARPENTER ENTERPRISES, LLC	06/07/2016	588,000	YES
					1095/396	SCHOOL PROPERTY CLAREMORE	01/15/1998	33,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2017	Land Value	152,459	62,187	11%	6,841	Assessed	6,841	632.31
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	152,459	62,187		6,841	Total Taxable	6,841	632.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660069807	LARCO PROPERTIES LLC			17	152,459	0	6,515	602.00
2024	2024-660069807	LARCO PROPERTIES LLC			17	152,459	0	6,205	573.00
2023	2023-660069807	LARCO PROPERTIES LLC			17	152,459	0	5,909	541.00
2022	2022-660069807	LARCO PROPERTIES LLC			17	152,459	0	5,628	521.00
2021	2021-660069807	LARCO PROPERTIES LLC			17	152,459	0	5,360	473.00
2020	2020-660069807	LARCO PROPERTIES LLC			17	152,459	0	5,105	467.00
2019	2019-660069807	LARCO PROPERTIES LLC			17	152,460	0	4,862	450.00
2018	2018-660069807	LARCO PROPERTIES LLC			17	42,093	0	4,630	428.00
2017	2017-660069807	LARCO PROPERTIES LLC			17	42,093	0	4,630	425.00
2016	2016-660069807	LARCO PROPERTIES LLC			17	42,093	0	4,630	435.00
2015	2015-660069807	R & L CARPENTER ENTERPRISES, LLC			17	42,093	0	4,630	418.00
2014	2014-660069807	R & L CARPENTER ENTERPRISES, LLC			17	42,093	0	4,630	429.00
2013	2013-660069807	R & L CARPENTER ENTERPRISES, LLC			17	42,093	0	4,630	424.00



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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 39,204.00 x 1.25 = 49,005</p> <p>Factor Value 0</p> <p>Adjustments 311.11%</p> <p>Lot Value 152,459</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 152,459</p> <p>Cost Approach Value 152,459</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 & 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 152,459</p> <p>Total Appraised Value 152,459</p>	