



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	660079454				No Image On File				
Parcel ID	000000-00-0-00482-001-0004								
Cadastral ID	30-21-16-11030								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	297326								
LOT4X LLC									
115 N CHEROKEE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	HWY 66								
Subdivision	MALLARD LAKE CENTER								
Lot/Block	0004 / 0001	Parcel Size .92 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27613900 -95.64084996									
Building Permits									
LOT 4 BLOCK 1 MALLARD LAKE CENTER									
		Number	Description	Opened	Closed	Amount			
		08-01-	R9-COMM 8300 SQ FT BLDG	01/2008	04/2011	561,000			
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1934/597	VREX LLC	12/01/2007	0	4
					1934/596	FCX LLC	11/30/2007	0	4
					1869/457	VREX LLC	05/17/2007	0	5
					1550/823	FCX LLC	12/18/2003	275,000	5
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax
Remove Cap	2004	Land Value	355,002	355,002	11%	39,050	Assessed	39,050	4,263.16
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	355,002	355,002		39,050	Total Taxable	39,050	4,263.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660079454	LOT4X LLC	85	355,002	0	39,050	4,263.00		
2024	2024-660079454	LOT4X LLC	85	355,002	0	39,050	4,011.00		
2023	2023-660079454	LOT4X LLC	85	355,002	0	39,050	3,979.00		
2022	2022-660079454	LOT4X LLC	85	355,002	0	39,050	4,017.00		
2021	2021-660079454	LOT4X LLC	85	355,002	0	39,050	3,850.00		
2020	2020-660079454	LOT4X LLC	85	355,002	0	39,050	3,978.00		
2019	2019-660079454	LOT4X LLC	85	355,000	0	39,050	4,019.00		
2018	2018-660079454	LOT4X LLC	85	355,000	0	39,050	4,010.00		
2017	2017-660079454	LOT4X LLC	85	355,000	0	39,050	3,984.00		
2016	2016-660079454	LOT4X LLC	85	355,000	0	39,050	4,062.00		
2015	2015-660079454	LOT4X LLC	85	355,000	0	39,050	3,918.00		
2014	2014-660079454	LOT4X LLC	85	355,000	0	39,050	4,023.00		
2013	2013-660079454	LOT4X LLC	85	355,000	0	38,607	3,931.00		



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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>0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 43,335.00 x 1.25 = 54,169</p> <p>Factor Value 0</p> <p>Adjustments 655.36%</p> <p>Lot Value 355,002</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 355,002</p> <p>Cost Approach Value 355,002</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 355,002</p> <p>Total Appraised Value 355,002</p>	