



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:44:08
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| Assessment Data | | | | | Primary Image | | | | |
|--|----------------------------|--------------|------------|-------------|---------------|-----------------------------|------------|-------------|--------|
| Account | 660082999 | | | | | | | | |
| Parcel ID | 000000-00-0-10010-163-0010 | | | | | | | | |
| Cadastral ID | 09-21-16-10981 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | UCP | VI Area | 1 | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | |
| Name ID | 281072 | | | | | | | | |
| FORT LLC | | | | | | | | | |
| 1409 NE OAKRIDGE DR CLAREMORE OK 74017-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | | | | | | | | | |
| Subdivision | CLAREMORE O T | | | | | | | | |
| Lot/Block | 0010 / 0163 | Parcel Size | .25 - Lots | | | | | | |
| Sec/Twn/Rng | 9 / 21 / 16 / 5 | | | | | | | | |
| Neighborhood | 5001 - TASC 2016 | | | | | | | | |
| School District | S001 - CLAREMORE SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.31309038 -95.60012954 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| E 50' LOT 10, BLOCK 163 CLAREMORE OT | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| 21 | (COM) R5 FOR IMPROVEMENTS | 09/2003 | 02/2006 | | | | | | |
| Exemptions | | | | | | | | | |
| Sale History | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | 1604/700 | CURTIN, FRANCES M & DENIS-D | 06/16/2004 | 0 | 4 |
| | | | | | 1521/54 | KELLER PROPERTIES LLC | 09/09/2003 | 23,333 | YES |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | |
| Remove Cap | 2004 | Land Value | 10,670 | 10,670 | 11% | 1,174 | Assessed | 1,174 | 108.51 |
| 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 | 10,670 | 10,670 | 1,174 | Total Taxable | 1,174 | 109.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 109.00 | | |
| 2024 | 2024-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 109.00 | | |
| 2023 | 2023-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 108.00 | | |
| 2022 | 2022-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 109.00 | | |
| 2021 | 2021-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 104.00 | | |
| 2020 | 2020-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 108.00 | | |
| 2019 | 2019-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 109.00 | | |
| 2018 | 2018-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 108.00 | | |
| 2017 | 2017-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 108.00 | | |
| 2016 | 2016-660082999 | FORT LLC | 17 | 10,670 | 0 | 1,174 | 110.00 | | |
| 2015 | 2015-660082999 | FORT LLC | 17 | 27,020 | 0 | 2,050 | 185.00 | | |
| 2014 | 2014-660082999 | FORT LLC | 17 | 27,020 | 0 | 1,952 | 181.00 | | |
| 2013 | 2013-660082999 | FORT LLC | 17 | 27,020 | 0 | 1,859 | 170.00 | | |



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| Lot Data | Primary Image |
|--|--|
| <p>Lot Size 0 x 0</p> <p>Lot Count 0</p> <p>Units Buildable 9650</p> <p>Non-Ag Acres 0.196</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="text-align: right;">0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 8,536.00 x 1.25 = 10,670</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 10,670</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 10,670</p> <p>Cost Approach Value 10,670</p> | <p>Image Information</p> <p>Image ID 1024257</p> <p>Image Date 5/18/2023</p> <p>Name IMG_0050.JPG</p> <p>Description REVAL 2024</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 10,670</p> <p>Total Appraised Value 10,670</p> |