



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 13:28:29  
Page 1

Assessment Data					Primary Image									
Account	660086913				No Image On File									
Parcel ID	000000-00-0-00326-002-0004													
Cadastral ID	12-21-15-05370													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	4											
Tax Area	17 - CLAREMORE OT													
Name ID	345675													
1203 HOLDINGS LLC														
715 W WILL ROGERS BLVD CLAREMORE OK 74017-0000														
<b>Parcel Location</b>														
Situs	03107 HARBOUR TOWN PL													
Subdivision	GATES AT HERITAGE HILLS													
Lot/Block	0004 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	12 / 21 / 15 / 5													
Neighborhood	1168 - R-V01,4-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.31404894 -95.65228495														
<b>Building Permits</b>														
THE GATES AT HERITAGE HILLS LOT 4 BLOCK 2														
<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>R25 046</td> <td>NEW SFR 3070 SQ FT</td> <td>06/2025</td> <td></td> <td>295,345</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 046	NEW SFR 3070 SQ FT	06/2025		295,345
Number	Description	Opened	Closed	Amount										
R25 046	NEW SFR 3070 SQ FT	06/2025		295,345										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	CLAREMORE LOTS LLC	10/28/2024	12,000	19					
					2595/166	LAUGHLIN LLC	11/22/2016	350,500	WB					
					1832/633	VANTAGE POINT RESTAURANTS	12/15/2006	2,092,000	11					
					1691/338	VANTAGE POINT DEV LLC	05/26/2005	656,500	5					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2025	Land Value	37,037	37,037	11%	4,074	Assessed	4,074	376.56					
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	37,037	37,037	4,074	Total Taxable	4,074	377.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660086913	1203 HOLDINGS LLC	17	37,037	0	4,074	377.00							
2024	2024-660086913	CLAREMORE LOTS LLC	17	31,213	0	1,518	140.00							
2023	2023-660086913	CLAREMORE LOTS LLC	17	45,000	0	1,446	132.00							
2022	2022-660086913	CLAREMORE LOTS LLC	17	12,517	0	1,377	127.00							
2021	2021-660086913	CLAREMORE LOTS LLC	17	12,517	0	1,377	122.00							
2020	2020-660086913	CLAREMORE LOTS LLC	17	12,517	0	1,377	126.00							
2019	2019-660086913	CLAREMORE LOTS LLC	17	12,517	0	1,377	128.00							
2018	2018-660086913	CLAREMORE LOTS LLC	17	12,517	0	1,377	127.00							
2017	2017-660086913	CLAREMORE LOTS LLC	17	12,517	0	1,377	126.00							
2016	2016-660086913	LAUGHLIN LLC	17	23,000	0	2,530	237.00							
2015	2015-660086913	LAUGHLIN LLC	17	23,000	0	2,530	228.00							
2014	2014-660086913	LAUGHLIN LLC	17	23,000	0	2,530	235.00							
2013	2013-660086913	LAUGHLIN LLC	17	31,000	0	2,830	259.00							



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 Page 2

Lot Data		Square-Foot - NBHD 1168 #1		Primary Image				
Lot Size	70 x 130							
Lot Count	1							
Units Buildable	1							
Non-Ag Acres								
Topography	ROLLING							
Street Access	W/SIDEWALK							
Utilities	ALL							
Amenities	0							
	0							
Method	Square-Foot							
Base Lot Value	9,100.00 x 4.07 = 37,037							
Factor Value								
Adjustments	1.0000							
Lot Value	37,037							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adjusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model	A	Adam Test						
Adjustment Model	1	2022 Residential						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements								
Lot Value	37,037							
Indicated Value	37,037	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	37,037	0.00	Total Value Per SqFt					
<b>Cost Approach</b>								
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	37,037				
Total Area	x	Indicated Value	=	37,037				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value