



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660099364								
Parcel ID	21N16E-08-3-00000-000-0099								
Cadastral ID	08-21-16-17710								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	337868								
TRIPLE A PROPERTIES LLC									
8844 S COYOTE HILLS DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00701 S CHAMBERS AVE								
Subdivision									
Lot/Block	/	Parcel Size	.17 - Acres						
Sec/Twn/Rng	8 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30911202 -95.62421412									
Building Permits									
N 68.8' W 105' E 135' N 136.8' SE SE SW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	NEES, RANDY	04/05/2022	190,000	4
					2629/20	NEES, LORI & RANDY	04/21/2017	0	4
					2570/405	TITAN HOMES LLC	08/10/2016	158,000	19
					2535/220	TITAN HOMES LLC	02/29/2016	0	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2017	Land Value	6,357	6,357	11%	699	Assessed	26,070	2,409.65
Year Frozen	0	Improvements	237,233	230,649		25,371	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	243,590	237,006		26,070	Total Taxable	26,070	2,410.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660099364	TRIPLE A PROPERTIES LLC			17	225,720	0	24,829	2,295.00
2024	2024-660099364	TRIPLE A PROPERTIES LLC			17	232,081	0	23,892	2,208.00
2023	2023-660099364	TRIPLE A PROPERTIES LLC			17	208,934	0	22,754	2,084.00
2022	2022-660099364	TRIPLE A PROPERTIES LLC			17	202,050	0	21,671	2,006.00
2021	2021-660099364	NEES, RANDY			17	187,622	0	20,639	1,822.00
2020	2020-660099364	NEES, RANDY			17	186,120	0	20,307	1,860.00
2019	2019-660099364	NEES, RANDY			17	175,812	0	19,340	1,791.00
2018	2018-660099364	NEES, RANDY			17	183,179	0	20,150	1,862.00
2017	2017-660099364	NEES, RANDY			17	181,419	0	19,957	1,833.00
2016	2016-660099364	NEES, LORI & RANDY			17	9,733	0	1,005	94.00



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.1659		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,224.00 x .88 = 6,357		
Factor Value			
Adjustments	1.0000		
Lot Value	6,357		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,062 / 2,062
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,062
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	270,367 131.12 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	237,233
Lot Value	6,357
Indicated Value	243,590 118.13 Per SqFt
Agland Value	
Site Improvements	
Total Value	243,590 118.13 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.36	Total Misc Impr	+ 4,684
Roofing Adj	+ 3.98	Garage Cost	+ 20,154
Subfloor Adj	+ -1.22	Total RCN	= 308,095
Heat/Cool Adj	+ 11.69	Depreciation (23%)	- 70,862
Plumbing Adj	+ 10.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 237,233
Adj Base Cost	= 137.37	Lot Value	+ 6,357
Total Area	x 2,062	Indicated Value	= 243,590
Adjusted Cost	= 283,257	Value Per SqFt	118.13

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	128491	12x5		60	11.48		689
PATO	SLAB PORCH - OPEN	128492	12x5		60	11.48		689
PATO	SLAB PORCH - OPEN	128493	15x10		150	11.02		1,653
PATO	SLAB PORCH - OPEN	128494	15x10		150	11.02		1,653



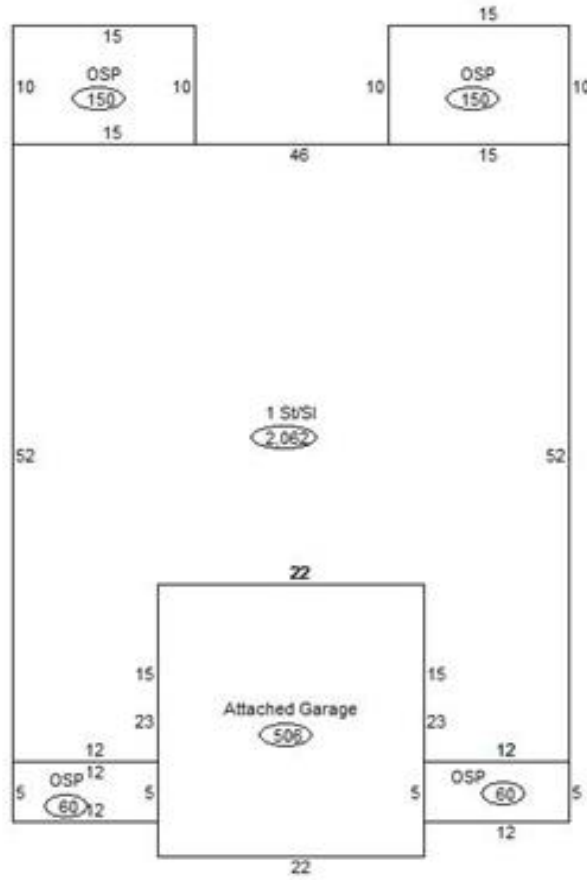
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,062	1.000	2,062
2	G	1		13	Attached Garage	506	1.000	506
3	M	PATO		13	Open Slab	60	1.000	60
4	M	PATO		13	Open Slab	60	1.000	60
5	M	PATO		13	Open Slab	150	1.000	150
6	M	PATO		13	Open Slab	150	1.000	150
Total Building Area						2,062		2,062