



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:54
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Assessment Data					Primary Image				
Account	660099878								
Parcel ID	000000-00-0-10010-109-0098								
Cadastral ID	08-21-16-00850								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	319789								
KTM LLC									
12898 E 510 RD									
CLAREMORE	OK 74019-0000								
Parcel Location									
Situs	00808 W WILL ROGERS BLVD								
Subdivision	CLAREMORE O T								
Lot/Block	0005 / 0109	Parcel Size	1.75 - Lots						
Sec/Twn/Rng	8 / 21 / 16 / 5								
Neighborhood	910010 - CLAREMORE OT								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31427981 -95.61902957									
TRACTS OF LAND DESCRIBED ON 2585-255 SET FORTH AS FOLLOWS: (CONTAINING PART OF LOT 4 AND PART OF S 50' LOT 5 IN BLOCK 109 CLAREMORE OT SAID TRACT DESC AS; BEG SW/C LOT 4 IN BLOCK 109; N00.0300E 99.14'; N26.5700E 61.59'; TO A POINT ON THE NORTH LINE OF SOUTHERLY 50'; PT 5; S63.0300W ALONG NORTHERLY LINE OF SOUTHERLY									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R20-NO DETAILS. JUST PERMIT	04/2019	10/2019						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2585/252	ROBERTSON TIRE CO INC	10/17/2016	40,000	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap		Land Value	111,999	111,999	11%	12,320	Assessed	34,163	3,157.69
Year Frozen	0	Improvements	488,154	198,576		21,843	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	600,153	310,575		34,163	Total Taxable	34,163	3,158.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660099878	KTM LLC	17	609,113	0	32,537	3,007.00		
2024	2024-660099878	KTM LLC	17	281,701	0	30,988	2,864.00		
2023	2023-660099878	KTM LLC	17	492,839	0	54,212	4,966.00		
2022	2022-660099878	KTM LLC	17	491,671	0	51,697	4,786.00		
2021	2021-660099878	KTM LLC	17	509,560	0	49,235	4,347.00		
2020	2020-660099878	KTM LLC	17	509,560	0	46,891	4,294.00		
2019	2019-660099878	KTM LLC	17	397,529	0	32,934	3,050.00		
2018	2018-660099878	KTM LLC	17	334,444	0	31,366	2,898.00		
2017	2017-660099878	KTM LLC	17	334,444	0	29,872	2,743.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1661 CLAREMORE OT (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	98,799.00 x 1.00 =	98,799	
Factor Value	0		
Adjustments	113.36%		
Lot Value	111,999		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1022906
Total Building Area	7,637	Image Date	5/8/2023
Total Base Value	668,543	Name	IMG_0031.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	668,543		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	481,351		
Economic Depreciation			
RCNLD (All Sources)	481,351		
Depreciated Improvements			
Outbuilding Value	6,803		
Total Improvement Value	488,154		
Land Value	111,999		
Cost Approach Value	600,153	78.58/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	6,803
Miscellaneous Income		Land Value	111,999
Effective Gross Income (EGI)		Total Appraised Value	600,153 78.58/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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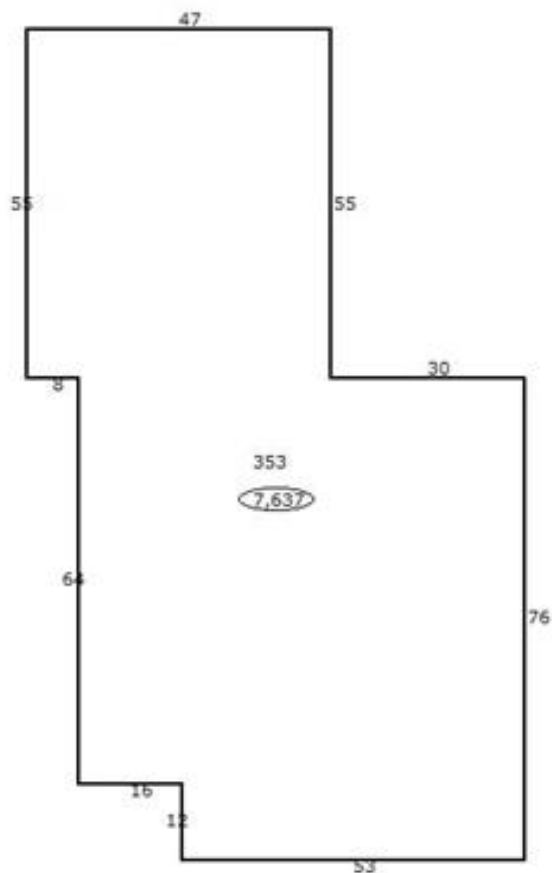
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		25	353	7,637	1.000	7,637
Total Building Area						7,637		7,637



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Account 660099878
Parcel ID 000000-00-0-10010-109-0098
Cadastral ID 08-21-16-00850

Tax Area Code 17
Property Class UCP
Owners Name KTM LLC

Building Data

Building ID 4472
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,637
Average Perimeter 416
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1984
Effective Age 19
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2.5 - Fair
Condition 3.5 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0031.JPG
Image Date 5/8/2023
Image Name IMG_0031.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 60.41
Wall Cost 11.20
HVAC Cost 15.93
Basement Cost 0.00
Total Base Cost 87.54
Total Area 7,637
Base RCN 668,543
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 668,543
Physical Depreciation 28%
Functional Depreciation
Total Depreciation 28% (187,192)
Total RCNLD 481,351
Lump Sums
Total Building Value 481,351 \$ 63.03 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			4,130
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.42 x 4,130)		18,255	12,779	5,476
	FLV	SLAB PORCH COVERED	0x0x0			2,655
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 2,655)		2,655	1,328	1,327
Total Site Improvement Value						6,803