



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:31:06
Page 1

Assessment Data					Primary Image									
Account	660100345				<p>\\tsclient\T\TOMMY DUNLAP\New folder (196)\IMG_0027.JPG 5/23/2023</p>									
Parcel ID	21N16E-08-3-00000-000-0003													
Cadastral ID	08-21-16-20930													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	343919													
NEES PROPERTIES LLC														
1309 N WILLOW DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00709 S CHAMBERS AVE													
Subdivision														
Lot/Block	/	Parcel Size	.15 - Acres											
Sec/Twn/Rng	8 / 21 / 16 / 3													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30878739 -95.62438543														
N 82.60' S 523.20' W 78' E 108' SE SE SW														
Building Permits														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	NEES, ROBBIE L & KACEE L	03/22/2024	0	WB					
					/	TITAN HOMES LLC	02/18/2021	0	4					
					2636/719	TITAN HOMES LLC	05/24/2017	0	4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2017	Land Value	5,672	5,672	11%	624	Assessed	12,312	1,138.00					
Year Frozen		Improvements	248,729	106,254		11,688	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	254,401	111,926		12,312	Total Taxable	12,312	1,138.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660100345	NEES PROPERTIES LLC			17	236,192	0	11,726	1,084.00					
2024	2024-660100345	NEES PROPERTIES LLC			17	252,923	0	11,167	1,032.00					
2023	2023-660100345	NEES, ROBBIE L & KACEE L			17	227,491	0	10,635	974.00					
2022	2022-660100345	NEES, ROBBIE L & KACEE L			17	220,020	0	10,129	938.00					
2021	2021-660100345	NEES, ROBBIE L & KACEE L			17	203,775	0	9,647	852.00					
2020	2020-660100345	TITAN HOMES LLC			17	200,014	0	9,187	841.00					
2019	2019-660100345	TITAN HOMES LLC			17	79,546	0	8,750	810.00					
2018	2018-660100345	TITAN HOMES LLC			17	81,143	0	8,925	825.00					
2017	2017-660100345	TITAN HOMES LLC			17	5,175	0	569	52.00					



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Date 04/18/2026
 Time 09:31:06
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.148		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	6,446.00 x .88 = 5,672		
Factor Value			
Adjustments	1.0000		
Lot Value	5,672		



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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	2,104 / 2,104
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,104
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	464 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	271,795	129.18	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	105.69	Total Misc Impr	+ 5,852
Roofing Adj	+ 3.75	Garage Cost	+ 18,871
Subfloor Adj	+ -0.80	Total RCN	= 299,674
Heat/Cool Adj	+ 11.69	Depreciation (17%)	- 50,945
Plumbing Adj	+ 10.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 248,729
Adj Base Cost	= 130.68	Lot Value	+ 5,672
Total Area	x 2,104	Indicated Value	= 254,401
Adjusted Cost	= 274,951	Value Per SqFt	120.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	248,729		
Lot Value	5,672		
Indicated Value	254,401	120.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,401	120.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135513	12x5		60	26.18		1,571
PRCH	SLAB PORCH - COVERED	135514	12x5		60	26.18		1,571
PATO	SLAB PORCH - OPEN	143723	15x8		120	11.29		1,355
PATO	SLAB PORCH - OPEN	143724	15x8		120	11.29		1,355



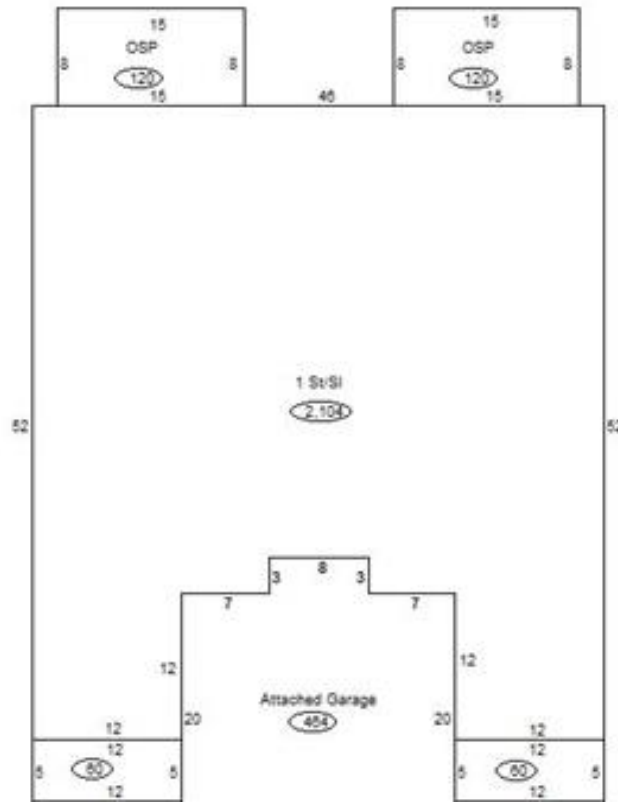
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Date 04/18/2026
 Time 09:31:06
 Page 3

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/SI	2,104	1.000	2,104
2	G	1		13	Attached Garage	464	1.000	464
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	120	1.000	120
6	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						2,104		2,104