



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660100346													
Parcel ID	21N16E-08-3-00000-000-0004													
Cadastral ID	08-21-16-20940													
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	00713 S CHAMBERS AVE													
Subdivision														
Lot/Block	/	Parcel Size	.29 - Acres											
Sec/Twn/Rng	8 / 21 / 16 / 3													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30851999 -95.62409682														
N 142.60' S 523.20' W 134' E 164' SE SE SW LESS N 82.60' E 78' THEREOF														
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					
					2636/720	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	2019	Land Value	11,224	11,224	11%	1,235	Assessed	27,922	2,580.83					
Year Frozen		Improvements	248,729	242,607		26,687	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	259,953	253,831		27,922	Total Taxable	27,922	2,581.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660100346	NEES PROPERTIES LLC			17	241,744	0	26,592	2,458.00					
2024	2024-660100346	NEES PROPERTIES LLC			17	258,475	0	26,564	2,455.00					
2023	2023-660100346	NEES, ROBBIE L & KACEE L			17	232,321	0	25,299	2,317.00					
2022	2022-660100346	NEES, ROBBIE L & KACEE L			17	224,850	0	24,094	2,230.00					
2021	2021-660100346	NEES, ROBBIE L & KACEE L			17	208,605	0	22,947	2,026.00					
2020	2020-660100346	TITAN HOMES LLC			17	204,844	0	22,416	2,053.00					
2019	2019-660100346	TITAN HOMES LLC			17	194,073	0	21,348	1,977.00					
2018	2018-660100346	TITAN HOMES LLC			17	85,973	0	9,457	874.00					
2017	2017-660100346	TITAN HOMES LLC			17	10,005	0	1,101	101.00					



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.2928		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	12,755.00 x .88 = 11,224		
Factor Value			
Adjustments	1.0000		
Lot Value	11,224		



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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	+ 11,224
Total Area	x 2,104	Indicated Value	= 259,953
Adjusted Cost	= 274,951	Value Per SqFt	123.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	248,729		
Lot Value	11,224		
Indicated Value	259,953	123.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	259,953	123.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135521	12x5		60	26.18		1,571
PRCH	SLAB PORCH - COVERED	135522	12x5		60	26.18		1,571
PATO	SLAB PORCH - OPEN	143725	15x8		120	11.29		1,355
PATO	SLAB PORCH - OPEN	143726	15x8		120	11.29		1,355



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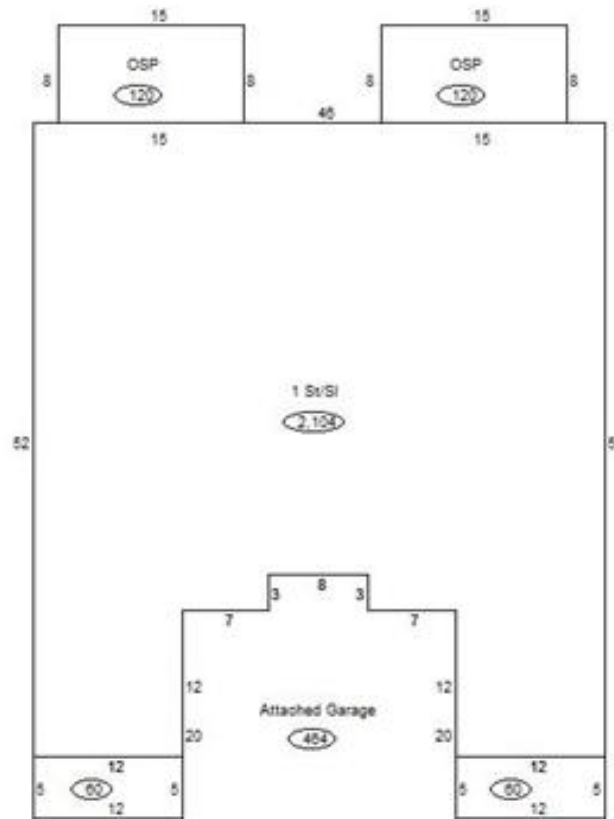
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Sketch Image

660100346



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,104	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
<b>Total Building Area</b>						<b>2,104</b>		<b>2,104</b>