



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 660104060 Parcel ID 000000-00-0-10015-004-0011 Cadastral ID 16-21-16-00292 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 277314 CLAREMORE PROPERTY DEV LLC 923 N LYNN RIGGS BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 00511 S NORMAL AVE Subdivision ACADEMY Lot/Block 0011 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS				<p>\\tsclient\A\TOMMY DUNLAP\New folder (238)\IMG_0034.JPG 7/28/2023</p>															
Legal Description Lot/Long: 36.30482505 -95.60505763										Building Permits									
LOT 11 BLOCK 4 ACADEMY				<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>R20 0291</td> <td>R22- NEW 2019 DUPLEX</td> <td>08/2020</td> <td>06/2021</td> <td>140,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20 0291	R22- NEW 2019 DUPLEX	08/2020	06/2021	140,000
Number	Description	Opened	Closed	Amount															
R20 0291	R22- NEW 2019 DUPLEX	08/2020	06/2021	140,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	DAKE, HAROLD BRENT	06/23/2021		WB										
					/	DAKE PROPERTIES INC	06/04/2021	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2021		Land Value	39,754	37,658	11%	Assessed	26,741	2,471.67										
Year Frozen			Improvements	225,742	205,443		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	265,496	243,101	26,741	Total Taxable	26,741	2,472.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104060	CLAREMORE PROPERTY DEV LLC			17	258,997	0	25,468	2,354.00										
2024	2024-660104060	CLAREMORE PROPERTY DEV LLC			17	271,720	0	24,255	2,242.00										
2023	2023-660104060	CLAREMORE PROPERTY DEV LLC			17	210,000	0	23,101	2,116.00										
2022	2022-660104060	CLAREMORE PROPERTY DEV LLC			17	210,000	0	23,100	2,138.00										
2021	2021-660104060	CLAREMORE PROPERTY DEV LLC			17	16,000	0	1,760	155.00										
2020	2020-660104060	DAKE PROPERTIES INC			17	12,500	0	1,375	126.00										



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	0		
Non-Ag Acres	0.1659		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,228.00 x 5.50 = 39,754		
Factor Value			
Adjustments	1.0000		
Lot Value	39,754		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,956 / 1,956
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,956
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,750	131.26	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	103.12	Total Misc Impr	+ 2,180
Roofing Adj	+ 3.59	Garage Cost	+ 19,740
Subfloor Adj	+ -0.40	Total RCN	= 265,579
Heat/Cool Adj	+ 11.22	Depreciation (15%)	- 39,837
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 225,742
Adj Base Cost	= 124.57	Lot Value	+ 39,754
Total Area	x 1,956	Indicated Value	= 265,496
Adjusted Cost	= 243,659	Value Per SqFt	135.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,742		
Lot Value	39,754		
Indicated Value	265,496	135.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	265,496	135.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149874	7x6		42	25.95		1,090
PRCH	SLAB PORCH - COVERED	149875	7x6		42	25.95		1,090



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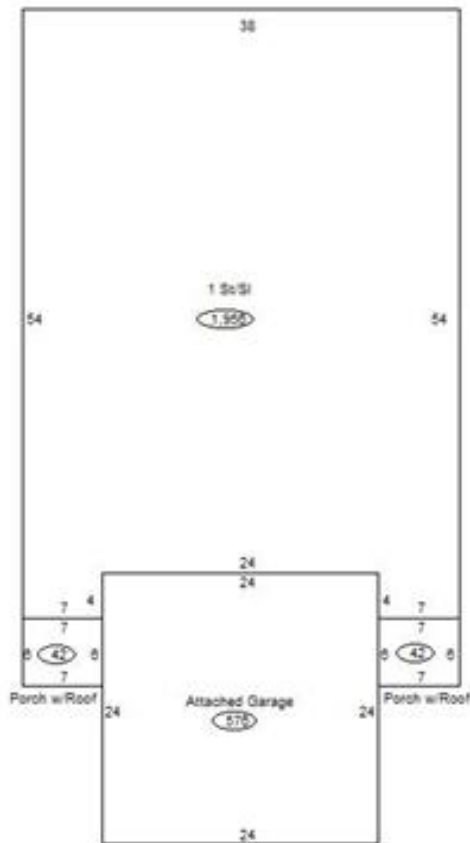
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Sketch Image

660104060



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,956	1.000	1,956
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						1,956		1,956