



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:08:40
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Assessment Data				Primary Image					
Account	660104061			<p>\\tsclient\A\TOMMY DUNLAP\New folder (238)\IMG_0032.JPG 7/28/2023</p>					
Parcel ID	000000-00-0-10015-004-0009								
Cadastral ID	16-21-16-00290								
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	00503 S NORMAL AVE								
Subdivision	ACADEMY								
Lot/Block	0009 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	16 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30452602 -95.60498452				Building Permits					
LOT 9 BLOCK 4 ACADEMY				Number	Description	Opened	Closed	Amount	
				R21	R22- SPLIT	08/2020	04/2021		
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	40,838	37,767	11%	4,154	Assessed	26,741 2,471.67
Year Frozen			Improvements	232,793	205,334		22,587	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0		Total Value	273,631	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	2025-660104061	CLAREMORE PROPERTY DEV LLC			17	266,921	0	25,468	2,354.00
2024	2024-660104061	CLAREMORE PROPERTY DEV LLC			17	279,992	0	24,255	2,242.00
2023	2023-660104061	CLAREMORE PROPERTY DEV LLC			17	210,000	0	23,101	2,116.00
2022	2022-660104061	CLAREMORE PROPERTY DEV LLC			17	210,000	0	23,100	2,138.00
2021	2021-660104061	CLAREMORE PROPERTY DEV LLC			17	16,000	0	1,760	155.00
2020	2020-660104061	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	0.1704		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,425.00 x 5.50 = 40,838		
Factor Value			
Adjustments	1.0000		
Lot Value	40,838		



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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	2,024 / 2,024
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,024
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	260,921 128.91 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	232,793
Lot Value	40,838
Indicated Value	273,631 135.19 Per SqFt
Agland Value	
Site Improvements	
Total Value	273,631 135.19 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.12	Total Misc Impr	+ 2,490
Roofing Adj	+ 3.59	Garage Cost	+ 19,740
Subfloor Adj	+ -0.40	Total RCN	= 273,874
Heat/Cool Adj	+ 11.22	Depreciation (15%)	- 41,081
Plumbing Adj	+ 6.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 232,793
Adj Base Cost	= 124.33	Lot Value	+ 40,838
Total Area	x 2,024	Indicated Value	= 273,631
Adjusted Cost	= 251,644	Value Per SqFt	135.19

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149855	8x6		48	25.93		1,245
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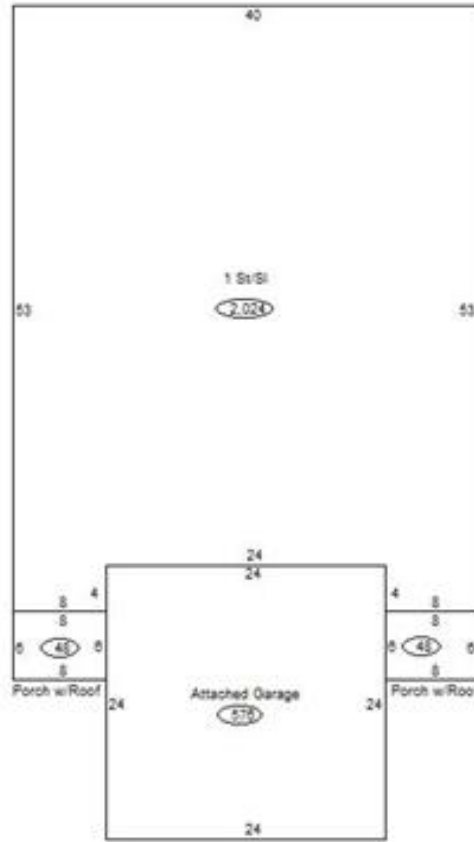
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Sketch Image

660104061



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,024	1.000	2,024
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						2,024		2,024