



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:14:57
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Assessment Data					Primary Image					
Account 660104484 Parcel ID 000000-00-0-10405-004-0024 Cadastral ID 16-21-16-02855 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 339172 KALAL, KEITH 601 S FLORENCE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00601 S FLORENCE AVE Subdivision SOUTHSIDE Lot/Block 0024 / 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\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-9\IMG_0021. 8/9/2023</p>					
Legal Description Lat/Long: 36.30360125 -95.61183347										
LOT 24 BLOCK 4 SOUTHSIDE					Building Permits					
					Number	Description	Opened	Closed	Amount	
					R21	R22-SPLIT	09/2020	11/2021		
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	LASHBROOK, LYLE	08/01/2022	225,000	YES	
					/	TITAN HOMES LLC	07/27/2020	178,000	17	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023		Land Value	44,827	44,827	11%	4,931	Assessed	24,444	2,259.36
Year Frozen			Improvements	177,388	177,388		19,513	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	222,215	222,215		24,444	Total Taxable	24,444	2,259.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104484	KALAL, KEITH			17	216,317	0	23,795	2,199.00	
2024	2024-660104484	KALAL, KEITH			17	225,000	0	24,750	2,287.00	
2023	2023-660104484	KALAL, KEITH			17	225,000	0	24,750	2,267.00	
2022	2022-660104484	KALAL, KEITH			17	175,145	0	16,260	1,505.00	
2021	2021-660104484	LASHBROOK, LYLE			17	140,779	0	15,486	1,367.00	
2020	2020-660104484	LASHBROOK, LYLE			17	6,100	0	671	61.00	



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	0		
Non-Ag Acres	0.157		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	6,838.00 x 5.50 = 37,609		
Factor Value			
Adjustments	1.1919		
Lot Value	44,827		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,199 / 1,199
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,199
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	930 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,199	199.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	225,000		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.71	Total Misc Impr	+ 4,136
Roofing Adj	+ 4.76	Garage Cost	+ 23,864
Subfloor Adj	+ -1.22	Total RCN	= 186,724
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 9,336
Plumbing Adj	+ 4.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 177,388
Adj Base Cost	= 132.38	Lot Value	+ 44,827
Total Area	x 1,199	Indicated Value	= 222,215
Adjusted Cost	= 158,724	Value Per SqFt	185.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,388		
Lot Value	44,827		
Indicated Value	222,215	185.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,215	185.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147253	5x5		25	24.19		605
PRCH	SLAB PORCH - COVERED	147254	5x4		20	24.21		484
PRCH	SLAB PORCH - COVERED	147255	10x10		100	23.95		2,395
PATO	SLAB PORCH - OPEN	147256	10x6		60	10.86		652