



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image						
Account	660107253									
Parcel ID	000000-0001-008-0-000-00									
Cadastral ID	20-21-16-13030									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	341521									
CHAMMOUT, KENANE H										
1104 W ABILENE RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	01104 W ABILENE RD									
Subdivision	RED PLAINS PHASE II									
Lot/Block	0008 / 0006	Parcel Size	1 - Lots							
Sec/Twn/Rng	20 / 21 / 16 / 5									
Neighborhood	1166 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.28574898 -95.62243377				Building Permits						
LOT 8 BLOCK 6 RED PLAINS PHASE II				Number	Description	Opened	Closed	Amount		
				R22 22-5	R23 NEW SFR 1337 SQ FT	11/2022	05/2023	152,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	RAUSCH COLEMAN HOMES OF TULSA	05/10/2023	219,000	YES	
					/	TULSA L DEV LLC	09/15/2022	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024		Land Value	48,028	48,028	11%	Assessed	24,939	2,305.11	
Year Frozen			Improvements	178,689	178,689		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	226,717	226,717	24,939	Total Taxable	24,939	2,305.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107253	CHAMMOUT, KENANE H			17	219,232	0	24,115	2,229.00	
2024	2024-660107253	CHAMMOUT, KENANE H			17	219,131	0	24,104	2,228.00	
2023	2023-660107253	CHAMMOUT, KENANE H			17	2,102	0	231	21.00	



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1706		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,431.00 x 5.88 = 43,662		
Factor Value			
Adjustments	1.1000		
Lot Value	48,028		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG_00 10/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,340 / 1,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,340
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	361 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Cost Approach		Manual : 01/2025	
Base Cost	100.15	Total Misc Impr	+ 4,245
Roofing Adj	+ 4.54	Garage Cost	+ 13,566
Subfloor Adj	+ -1.18	Total RCN	= 182,336
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,647
Plumbing Adj	+ 7.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 178,689
Adj Base Cost	= 122.78	Lot Value	+ 48,028
Total Area	x 1,340	Indicated Value	= 226,717
Adjusted Cost	= 164,525	Value Per SqFt	169.19

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	178,689		
Lot Value	48,028		
Indicated Value	226,717	169.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,717	169.19	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156963	12x6		72	24.04		1,731
PRCH	Slab Porch - Covered	156964	15x7		105	23.94		2,514



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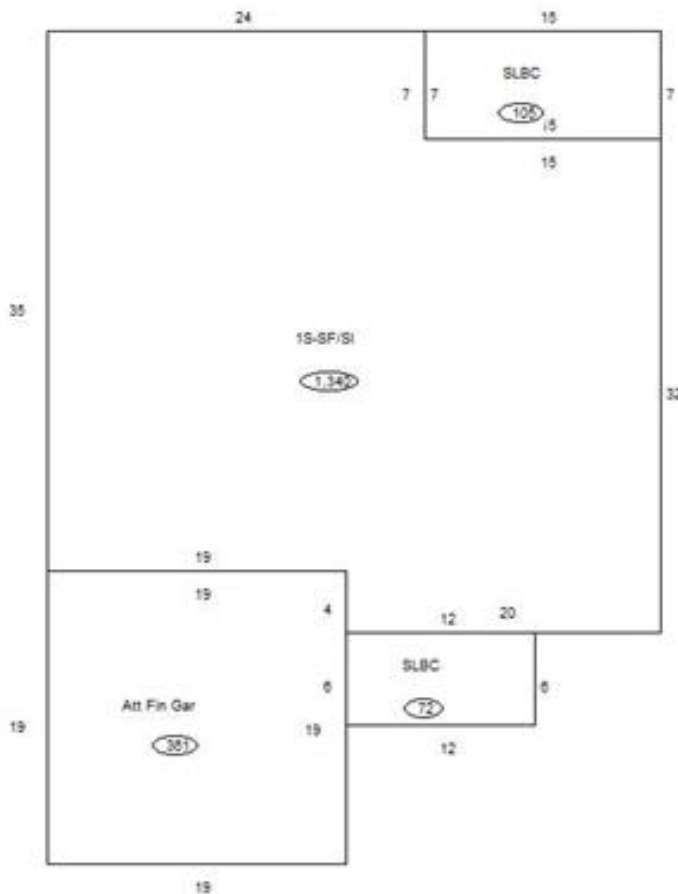
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Sketch Image

660107253



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,340	1.000	1,340
2	G	5		10	Att Fin Gar	361	1.000	361
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PRCH		10	SLBC	105	1.000	105
Total Building Area						1,340		1,340