



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:14:07
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Assessment Data				Primary Image						
Account	660108569			<p>660108569_001.JPG 6/25/2025</p>						
Parcel ID	000000-0005-003-0-000-00									
Cadastral ID	05-21-16-19660									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	310661									
EXECUTIVE HOMES LLC										
PO BOX 521209 TULSA OK 74152-0000										
Parcel Location										
Situs	01603 PINECREST DR									
Subdivision	ESTATES AT FOREST PARK IV									
Lot/Block	0003 / 0005	Parcel Size	1 - Lots							
Sec/Twn/Rng	5 / 21 / 16 / 5									
Neighborhood	1154 - R-V01-NW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.33379673 -95.62711190				Building Permits						
LOT 3 BLOCK 5 ESTATES AT FOREST PARK IV				Number	Description	Opened	Closed	Amount		
				R24 057	NEW SFR 2715 SQ FT	08/2024	06/2025	230,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	GREEN PROPERTY MANAGEMENT IN	08/05/2024	594,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2025	Land Value	3,830	3,830	11%	421	Assessed	19,977	1,846.47	
Year Frozen		Improvements	177,784	177,784		19,556	Penalty	0		
Uncapped Value	177,784	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	181,614	181,614		19,977	Total Taxable	19,977	1,846.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108569	EXECUTIVE HOMES LLC			17	3,830	0	421	39.00	
2024	2024-660108569	EXECUTIVE HOMES LLC			17	3,830	0	421	39.00	



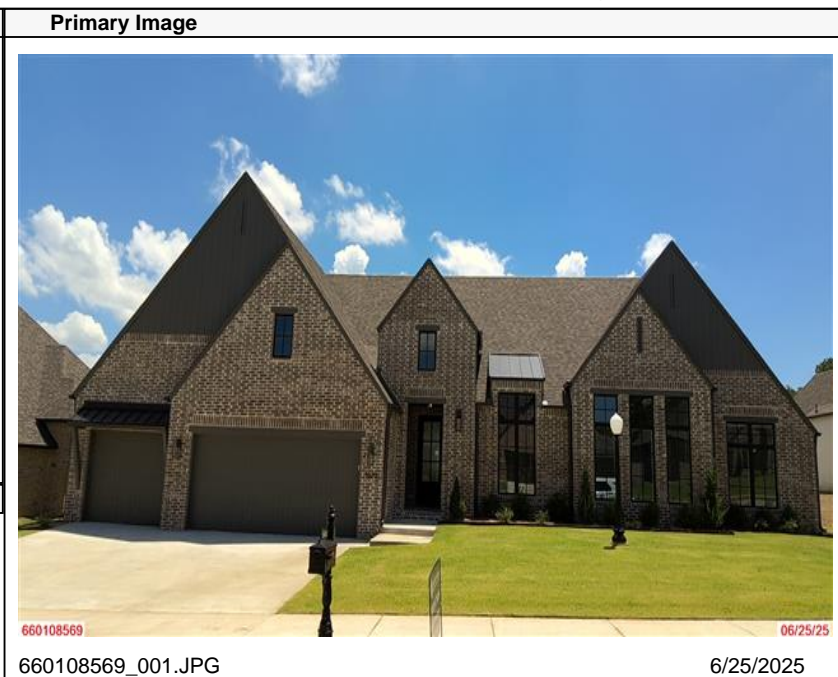
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Lot Data		- ESTS AT FOREST PARK IV DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2895		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method			
Base Lot Value	1.00 x 3,830.00 = 3,830		
Factor Value			
Adjustments	1.0000		
Lot Value	3,830		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,722 / 2,722
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,722
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	721 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	116.82	Total Misc Impr	+ 15,906
Roofing Adj	+ 6.12	Garage Cost	+ 43,743
Subfloor Adj	+ -4.45	Total RCN	= 448,949
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 4,489
Plumbing Adj	+ 7.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 444,460
Adj Base Cost	= 143.02	Lot Value	+ 3,830
Total Area	x 2,722	Indicated Value	= 448,290
Adjusted Cost	= 389,300	Value Per SqFt	164.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	444,460		
Lot Value	3,830		
Indicated Value	448,290	164.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	448,290	164.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172732	67		67	36.43		2,441
PATC	Patio - Covered	172733	22x14		308	20.53		6,323
FPPF	Fireplace - Prefabricated		1	2025	1	7,141.75		7,142



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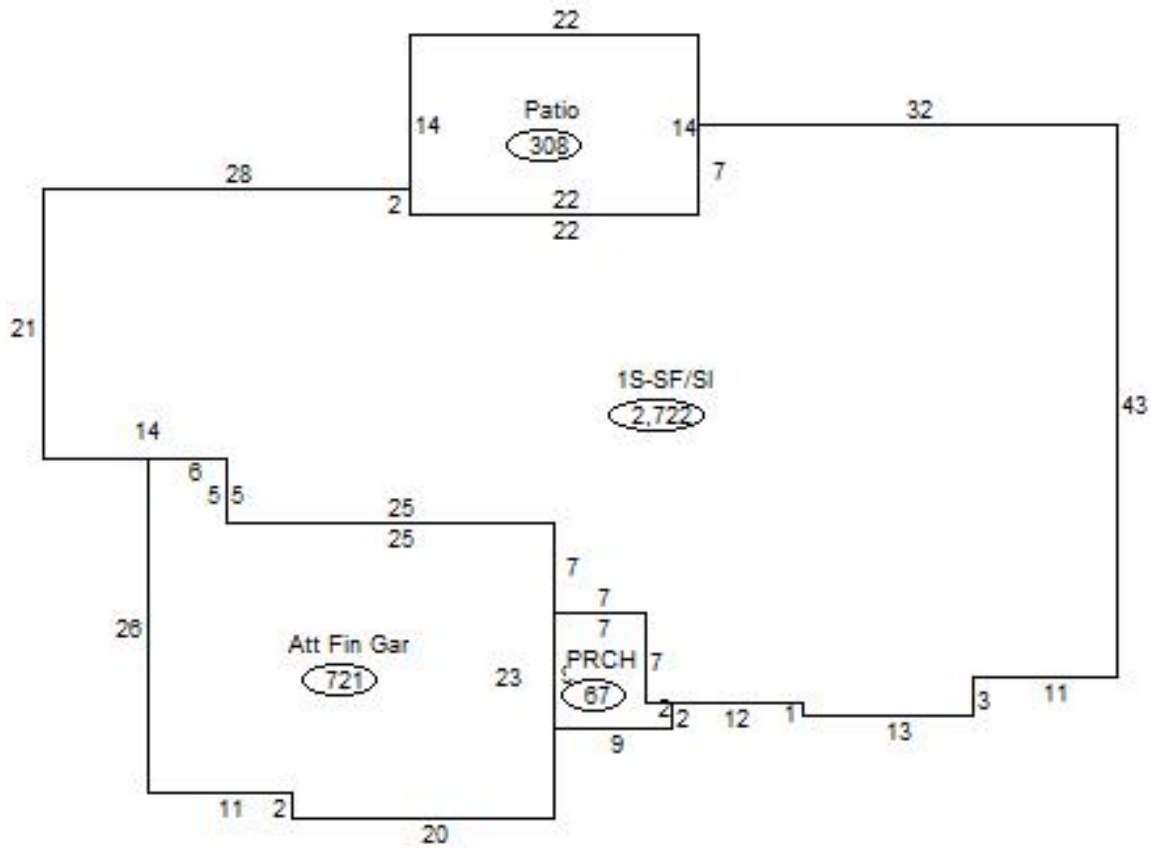
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Sketch Image

660108569



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,722	1.000	2,722
2	G	5		20	Att Fin Gar	721	1.000	721
3	M	PRCH		20	PRCH	67	1.000	67
4	M	PATC		20	Patio	308	1.000	308
Total Building Area						2,722		2,722