



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:14:13
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Assessment Data				Primary Image						
Account	660108572			<p>660108572_001.JPG 9/25/2024</p>						
Parcel ID	000000-0005-006-0-000-00									
Cadastral ID	05-21-16-19690									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	344942									
BLUE CANOE LLC										
1505 PINECREST DR CLAREMORE OK 74017-0000										
Parcel Location										
Situs	01505 PINECREST DR									
Subdivision	ESTATES AT FOREST PARK IV									
Lot/Block	0006 / 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: 36.33378123 -95.62610987				Building Permits						
LOT 6 BLOCK 5 ESTATES AT FOREST PARK IV				Number	Description	Opened	Closed	Amount		
				R23 135	R24 NEW SFR 3680 SQ FT	12/2023	09/2024	229,998		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	08/06/2024	488,500	YES	
					/	GREEN PROPERTY MANAGEMENT IN	11/15/2023	530,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2025	Land Value	47,486	47,486	11%	5,223	Assessed	55,756	5,153.53	
Year Frozen		Improvements	459,395	459,395		50,533	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	506,881	506,881		55,756	Total Taxable	55,756	5,154.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660108572	BLUE CANOE LLC	17	488,896	0	53,778	4,971.00			
2024	2024-660108572	BLUE CANOE LLC	17	53,000	0	5,830	539.00			



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	12,176.00 x 3.00 = 36,528		
Factor Value			
Adjustments	1.3000		
Lot Value	47,486		



660108572_001.JPG 9/25/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,992 / 2,992
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,992
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	784 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	6
Indicated Value	503,270 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	459,395		
Lot Value	47,486		
Indicated Value	506,881	169.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	506,881	169.41	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.57	Total Misc Impr	+ 20,233
Roofing Adj	+ 5.65	Garage Cost	+ 44,617
Subfloor Adj	+ -4.37	Total RCN	= 468,770
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 9,375
Plumbing Adj	+ 7.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 459,395
Adj Base Cost	= 135.00	Lot Value	+ 47,486
Total Area	x 2,992	Indicated Value	= 506,881
Adjusted Cost	= 403,920	Value Per SqFt	169.41

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161231	60		60	33.00		1,980
PRCH	Porch	161232	28x13		364	31.74		11,553
FPPF	Fireplace - Prefabricated		1	2024	1	6,700.26		6,700

