



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	660109440				No Image On File					
Parcel ID	000584-0001-001-0-000-00									
Cadastral ID	03-21-16-06300									
Property Type	REAL - Real Property									
Property Class	UCP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	326692									
KFI ENTERPRISES LLC										
805 W WILL ROGERS BLVD CLAREMORE OK 74017-0000										
Parcel Location										
Situs	01550 N SIOUX AVE									
Subdivision	PER4MANANCE BUSINESS PARK									
Lot/Block	0001 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	3 / 21 / 16 / 5									
Neighborhood	5001 - TASC 2016									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description					Building Permits					
Lat/Long:										
LOT 1 BLOCK 1 PER4MANANCE BUSINESS PARK					Number	Description	Opened	Closed	Amount	
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	FOSTER, BRENT	02/21/2024	0	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap		Land Value	81,250	81,250	11%	8,938	Assessed	8,938	826.14	
Year Frozen		Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	81,250	81,250		8,938	Total Taxable	8,938	826.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109440	KFI ENTERPRISES LLC			17	81,250	0	8,938	826.00	



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Lot Data	Primary Image	
<p>Lot Size 0 x 0 Lot Count 1 Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities</p> <p>Value Model 1835 COMM Value Method Square-Foot</p> <p>Base Lot Value 35,284.00 x 1.25 = 44,105 Factor Value 0 Adjustments 184.22% Lot Value 81,250</p>		
Cost Approach		
<p>Manual Date 01/2025 Total Building Area Total Base Value Modifier Value Misc Improvements Replacement Cost New Phys/Func Depreciation Loss RCN Less Phys/Func Economic Depreciation RCNLD (All Sources) Depreciated Improvements Outbuilding Value Total Improvement Value Land Value 81,250 Cost Approach Value 81,250</p>	<p>Image ID Image Date Name Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)</p> <p>Total Expenses Net Operating Income (NOI)</p> <p>Income Capitalization Rate Indicated Value</p>	<p>Selected Valuation Method Cost Approach Total Improvement Value Land Value 81,250 Total Appraised Value 81,250</p>	