



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:37:10
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Assessment Data				Primary Image						
Account	660109921									
Parcel ID	000000-00-0-10010-055-0001									
Cadastral ID	09-21-16-04221									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	319855									
KHB LEGACY LLC										
621 N CHEROKEE AVE CLAREMORE OK 74017-0000										
Parcel Location										
Situs										
Subdivision	CLAREMORE O T									
Lot/Block	0001 / 0055	Parcel Size	.43 - Lots							
Sec/Twn/Rng	9 / 21 / 16 / 5									
Neighborhood	1177 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.31621344 -95.61127603				Building Permits						
W 51' LOT 1 & W 51' N 6' LOT 2 BLOCK 55 CLAREMORE O T				Number	Description	Opened	Closed	Amount		
				S25	S26 SPLIT	02/2025	03/2025			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	KHB LEGACY LLC	02/06/2025	0	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap		Land Value	15,504	14,671	11%	1,614	Assessed	1,614	149.18	
Year Frozen		Improvements	52,660	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	68,164	14,671		1,614	Total Taxable	1,614	149.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109921	KHB LEGACY LLC			17	66,711	0	1,537	142.00	



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	3,876.00 x 4.00 = 15,504		
Factor Value			
Adjustments	0.0000		
Lot Value	15,504		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,237 / 1,799
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	68,021 37.81 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	152,340 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	70.26	Total Misc Impr	+ 4,325
Roofing Adj	+ 2.74	Garage Cost	+
Subfloor Adj	+ 1.64	Total RCN	= 150,458
Heat/Cool Adj	+ 1.59	Depreciation (65%)	- 97,798
Plumbing Adj	+ 5.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,660
Adj Base Cost	= 81.23	Lot Value	+ 15,504
Total Area	x 1,799	Indicated Value	= 68,164
Adjusted Cost	= 146,133	Value Per SqFt	37.89

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	52,660
Lot Value	15,504
Indicated Value	68,164 37.89 Per SqFt
Agland Value	
Site Improvements	
Total Value	68,164 37.89 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	160628	217		217	19.93		4,325



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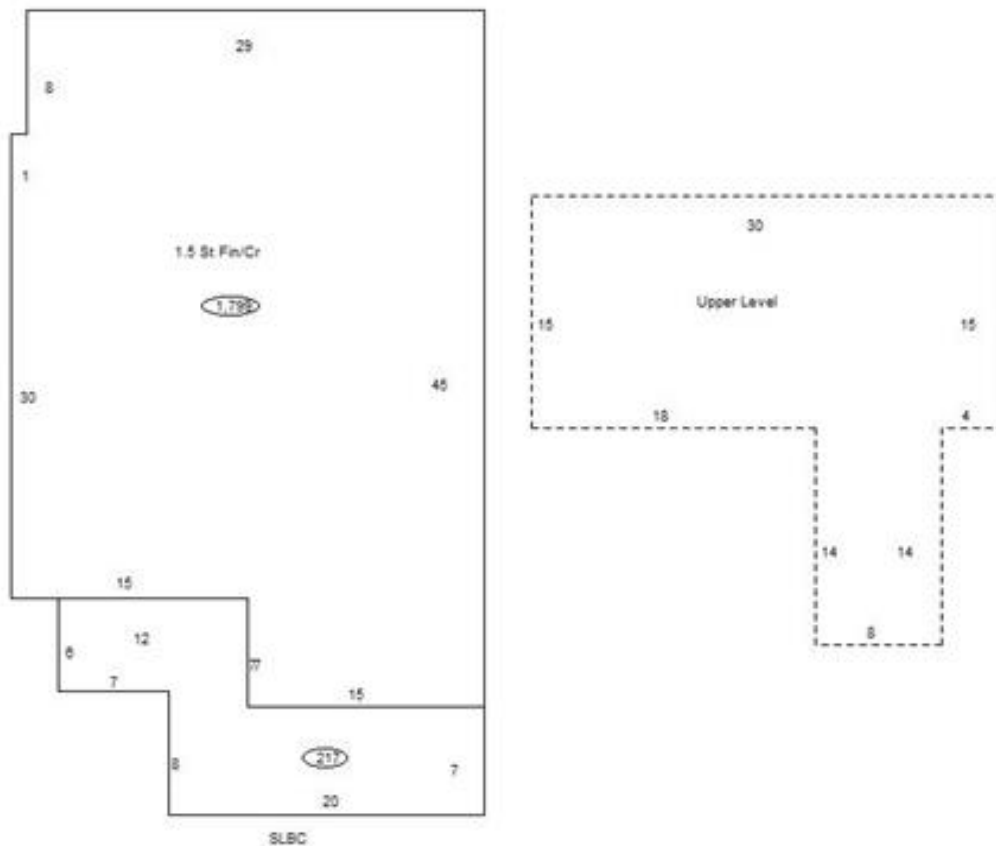
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Sketch Image

660109921



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,237	1.454	1,799
2	M	PRCH		10	SLBC	217	1.000	217
3	U	^UL	Overhang	10	Upper Level	562	1.000	562
Total Building Area						1,237		1,799