Rogers

Date 11/26/2026
Time 05:10:25

Assessment Property Record Card for Tax Year 2026

Data provided by County Assessor

Primary Image



Assessment Data			
Account	660009356		
Parcel ID	000000-00-0-10010-114-0010		
Cadastral ID	09-21-16-08240		
Property Type	REAL - Real Property		
Property Class	UCP	**VI Area**	1
Tax Area	17 - CLAREMORE OT		
Name ID	338993		
	CANYON SKY PROPERTIES LLC 5198 E HICKORY MEADOW DR CLAREMORE OK 74019-0000		

Parcel Location			
Situs	00121 S MUSKOGEE AVE		
Subdivision	CLAREMORE O T		
Lot/Block	0010 / 0114	**Parcel Size**	1 - Lots
Sec/Twn/Rng	9 / 21N / 16E		
Neighborhood	910010 - CLAREMORE OT		
School District	S001		
Lat/Long	36.310657114681, -95.61223829279		

Legal Description	Lat/Long: 36.310657114681, -95.61223829279
S 30' LOTS 9 & 10 BLOCK 114 CLAREMORE O T	

Building Permits
(none on file)

Exemptions
(none on file)

Sale History				
Bk/Pg	**Grantor**	**Date**	**Price**	**Code**
/	MURRAY PROPERTIES LLC	2023-03-03	355,000	YES
/	MURRAY, A G JR & MARY E	2018-10-18	247,000	4
862/84			0	No

Parcel Valuation								
			Fair Cash	**Capped**	**Asmnt Level**	**Assessed**		
Source	REAL	**Land Value**	47,599	47,599	11%	5,236	**Levy Rate**	91.280
Remove Cap	2024	**Improvements**	335,462	335,462		36,901	**Current Tax**	3,846.26
Year Frozen	0	**Mobile Home**	0	0		0	**Penalty**	0
Uncapped Value	0	**Total Value**	383,061	383,061		42,137	**Exemption**	0.00
TIF Project ID	0						**Total Taxable**	42,137
							Total Tax	3,846.00

Assessment History							
Tax Year	**Statement Number**	**Billed Owner**	**Tax Area**	**Total Value**	**Exemptions**	**Taxable Value**	**Billed Tax**
2026	2026-660009356	CANYON SKY PROPERTIES LLC	17	383,061	0	42,137	3,846
2025	2025-660009356	CANYON SKY PROPERTIES LLC	17	367,855	0	40,464	3,740
2024	2024-660009356	CANYON SKY PROPERTIES LLC	17	355,053	0	39,056	3,610

Lot Data	
Lot Size	0 x 0
Lot Count	0
Units Buildable	1830
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	0 0
Value Method	Units-Bu
Base Lot Value	12,810.00 x 1.00 = 12,810
Factor Value	
Adjustments	3.7158
Lot Value	47,599

Cost Approach	
Total Building Area	3,600
Total Base Value	886,464
Modifier Value	
Misc Improvements	
Replacement Cost New	886,464
Phys/Func Depreciation Loss	
RCN Less Phys/Func	354,586
Economic Depreciation	
RCNLD (All Sources)	354,586
Depreciated Improvements	
Outbuilding Value	0
Total Improvement Value	354,586
Land Value	47,599
Cost Approach Value	402,185 111.72/SqFt

Income Approach	
Potential Gross Income (PGI)	
Vacancy & Collection Loss	
Miscellaneous Income	
Effective Gross Income (EGI)	
Total Expenses	
Net Operating Income (NOI)	
Income Capitalization Rate	
Indicated Value	

Value Reconciliation	
Selected Valuation Method	Cost Approach
Total Improvement Value	0
Land Value	47,599
Total Appraised Value	402,185

Building Image



Building Data	
Building ID	1718
Building Sequence	1
Occupancy 1	344 Office Building 100%
Total Floor Area	3600
Average Perimeter	180
Number Of Storys	2
Average Wall Ht	12
Year Built	1923
Effective Age	31
Construction Class	3 - Unreinforced Masonry Walls, Wood Joists
Quality	3
Condition	4
Exterior Wall	7 - Brick, Solid
Heating/Cooling	8 - Warmed and Cooled Air
Roof Type	Flat
Roof Cover	Composition Roll
Basement Area	
Basement Levels	
Finish Code - 1	
Finish Code - 2	
Finish Area - 1	
Finish Area - 2	

Cost Calculations			
Appraisal Zone	1	**Total Replacement Cost**	886,464
Base Cost	83.18	**Physical Depreciation**	60%
Wall Cost	142.56	**Functional Depreciation**	0%
HVAC Cost	20.50	**Total Depreciation**	60% (531,878)
Basement Cost	0.00	**Total RCNLD**	354,586
Total Base Cost	246.24	**Lump Sums**	
Total Area	3,600	**Total Building Value**	354,586 $98.50 Per SqFt
Base RCN	886,464		
Misc Impr Value			

Site Plan

