



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 06:44:06

Page 1

Assessment Data					Primary Image				
Account	660000073				<p>660000073_009.JPG 9/23/2025</p>				
Parcel ID	20N15E-01-2-00000-000-0000								
Cadastral ID	01-20-15-00600								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	349639								
UNDERWOOD TRUST									
26655 A S 4130 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25005 S HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	1.122 - Acres						
Sec/Twn/Rng	1 / 20 / 15 / 2								
Neighborhood	5001 - TASC 2016								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24873141 -95.66856858									
PT OF NW BEG: 1328.79' W NE/C NW, S 421.63', N 62-10 W 262.25' NELY ALG ROW TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
11-04	ENLARGING EXISTING STRUCTURE	06/2011	01/2012	70,000					
10-01	REMODEL OF CONVENIENCE STORE	12/2010	01/2012	20,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
	Bk/Pg	Grantor	Date	Price	Code				
	/	UNDERWOOD PROPERTIES LLC	03/12/2026	0	4				
	1514/476	UNDERWOOD, JACK R & HELEN-G	08/22/2003	0	4				
	1264/450	SUMTER, JERRY WAYNE &	01/22/2000	220,000	Yes				
	913/457	HILLCREST MART & DELI, INC	04/30/1993	175,000	Yes				
	846/728	SELLER		100,000	No				
	851/70	SELLER		0	No				
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2001	Land Value	56,574	56,574	11%	6,223	Assessed	39,999	4,165.17
Year Frozen	0	Improvements	565,814	307,055		33,776	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	622,388	363,629		39,999	Total Taxable	39,999	4,165.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000073	UNDERWOOD PROPERTIES LLC	80	581,178	0	38,094	3,967.00		
2024	2024-660000073	UNDERWOOD PROPERTIES LLC	80	329,823	0	36,280	3,478.00		
2023	2023-660000073	UNDERWOOD PROPERTIES LLC	80	493,966	0	54,264	5,123.00		
2022	2022-660000073	UNDERWOOD PROPERTIES LLC	80	514,727	0	49,219	4,730.00		
2021	2021-660000073	UNDERWOOD PROPERTIES LLC	80	524,650	0	46,875	4,387.00		
2020	2020-660000073	UNDERWOOD PROPERTIES LLC	80	524,327	0	44,643	4,187.00		
2019	2019-660000073	UNDERWOOD PROPERTIES LLC	80	529,505	0	42,517	4,050.00		
2018	2018-660000073	UNDERWOOD PROPERTIES LLC	80	556,644	0	40,493	3,859.00		
2017	2017-660000073	UNDERWOOD PROPERTIES LLC	80	556,644	0	38,565	3,684.00		
2016	2016-660000073	UNDERWOOD PROPERTIES LLC	80	556,644	0	36,728	3,519.00		
2015	2015-660000073	UNDERWOOD PROPERTIES LLC	80	414,749	0	34,980	3,378.00		
2014	2014-660000073	UNDERWOOD PROPERTIES LLC	80	414,749	0	33,314	3,044.00		
2013	2013-660000073	UNDERWOOD PROPERTIES LLC	80	288,432	0	31,728	3,004.00		



Rogers

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Date 04/18/2026
 Time 06:44:07
 Page 2

Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	1.12			
Non-Ag Acres	1.098			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	47,807.00 x 1.18 =			56,574
Factor Value	0			
Adjustments				
Lot Value	56,574			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1090222	
Total Building Area	8,124	Image Date	9/23/2025	
Total Base Value	854,644	Name	009.JPG	
Modifier Value		Description	660000073_009.JPG	
Misc Improvements				
Replacement Cost New	854,644			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	543,242			
Economic Depreciation				
RCNLD (All Sources)	543,242			
Depreciated Improvements				
Outbuilding Value	22,572			
Total Improvement Value	565,814			
Land Value	56,574			
Cost Approach Value	622,388		76.61/SqFt	
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	22,572	
Miscellaneous Income		Land Value	56,574	
Effective Gross Income (EGI)		Total Appraised Value	622,388	
Total Expenses			76.61/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



Rogers

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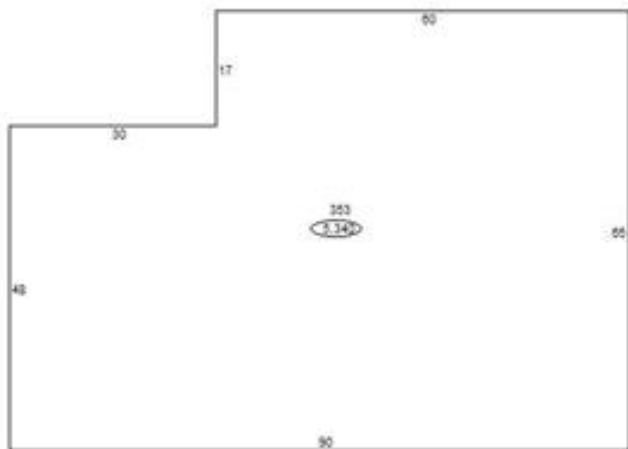
Date 04/18/2026

Time 06:44:07

Page 3

Sketch Image

660000073



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	435		20	DRIVE THROUGH CAR WASH	1,224	1.000	1,224
2	C	434		20	SELF-SERVE WASH	1,560	1.000	1,560
3	C	353		20	353	5,340	1.000	5,340
Total Building Area						8,124		8,124



Rogers

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Date 04/18/2026
Time 06:44:07
Page 4

Account 660000073
Parcel ID 20N15E-01-2-00000-000-0000
Cadastral ID 01-20-15-00600

Tax Area Code 80
Property Class UC
Owners Name UNDERWOOD TRUST

Building Data

Building ID 3061
Building Sequence 1
Occupancy 1 435 Car Wash - Drive Thru 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,224
Average Perimeter 140
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2002
Effective Age 12
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 11192008 086.jpg
Image Date 11/5/2012
Image Name 11192008 086.jpg
Description \\tsclient\C\casio pics\11192008 086.jpg

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 59.16
Wall Cost 51.51
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 110.67
Total Area 1,224
Base RCN 135,460
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 135,460
Physical Depreciation 69%
Functional Depreciation
Total Depreciation 69% (93,467)
Total RCNLD 41,993
Lump Sums
Total Building Value 41,993 \$ 34.31 Per SqFt



Rogers

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Date 04/18/2026
Time 06:44:07
Page 5

Account 660000073
Parcel ID 20N15E-01-2-00000-000-0000
Cadastral ID 01-20-15-00600

Tax Area Code 80
Property Class UC
Owners Name UNDERWOOD TRUST

Building Data

Building ID 3062
Building Sequence 2
Occupancy 1 434 Car Wash - Self Serve 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,560
Average Perimeter 178
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2002
Effective Age 16
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 11192008 086.jpg
Image Date 11/5/2012
Image Name 11192008 086.jpg
Description \\tsclient\C\casio pics\11192008 086.jpg

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 51.64
Wall Cost 51.39
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 103.03
Total Area 1,560
Base RCN 160,727
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 160,727
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (128,582)
Total RCNLD 32,145
Lump Sums
Total Building Value 32,145 \$ 20.61 Per SqFt



Rogers

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Date 04/18/2026
 Time 06:44:07
 Page 6

Account 660000073
 Parcel ID 20N15E-01-2-00000-000-0000
 Cadastral ID 01-20-15-00600

Tax Area Code 80
 Property Class UC
 Owners Name UNDERWOOD TRUST

Building Data

Building ID 3063
 Building Sequence 3
 Occupancy 1 353 Retail Store 49%
 Occupancy 2 350 Restaurant 51%
 Occupancy 3
 Total Floor Area 5,340
 Average Perimeter 310
 Number Of Stories 1.00
 Average Wall Ht 12.00
 Year Built 2000
 Effective Age 13
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 Condition 3 - Average
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 8 - Warmed and Cooled Air
 Roof Type Gable
 Roof Cover Metal

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Building Image



Image Information

Image Name 11192008 085.jpg
 Image Date 11/5/2012
 Image Name 11192008 085.jpg
 Description \\tsclient\C\casio pics\11192008 085.jpg

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 74.11
 Wall Cost 13.38
 HVAC Cost 17.09
 Basement Cost 0.00
 Total Base Cost 104.58
 Total Area 5,340
 Base RCN 558,457
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 558,457
 Physical Depreciation 16%
 Functional Depreciation
 Total Depreciation 16% (89,353)
 Total RCNLD 469,104
 Lump Sums
 Total Building Value 469,104 \$ 87.85 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
617	Warmed and Cooled Air	Area/Percent	51%		46,547
612	Warmed and Cooled Air	Area/Percent	49%		44,721
Total Modifier Value					91,268



Rogers

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Date 04/18/2026

Time 06:44:07

Page 7

660000073

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CSGN	Commercial Sign	4x6x0			4,320
	Qual 3	Cond 3	Year 2012	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 4,320)				4,320		4,320
CSGN	Commercial Sign		5x6x0			5,400
Qual 3	Cond 3	Year 2012	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 5,400)				5,400		5,400
CSGN	Commercial Sign (2 3*8)		3x8x0			2,544
Qual 3	Cond 3	Year 2012	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 2,544)				2,544		2,544
PACN	PAVING - CONCRETE		0x0x0	Concrete		8,970
Qual 3	Cond 3	Year 2000	Eff Age	13		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.42 x 8,970)				39,647		10,308
Total Site Improvement Value						22,572