Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660000690
Parcel ID	22N15E-01-1-00000-000-0000
Cadastral ID	01-22-15-00600
Property Type	REAL - Real Property
Property Class	RC **VI Area** 4
Tax Area	11 - SEQUOYAH/NW FIRE
Name ID	303093

JAI MA MELADI LLC

9566 E HWY 88
CLAREMORE OK 74017-0000

Parcel Location

Situs	09566 E HWY 88
Subdivision	
Lot/Block	/ **Parcel Size** .93 - Acres
Sec/Twn/Rng	1 / 22 / 15 / 1
Neighborhood	90000 - COMMERCIAL
School District	S006 - SEQUOYAH SCHOOLS

Primary Image

REVAL 2023 5/6/2022

Legal Description

Lat/Long: 36.41577662 -95.65947898

TR IN PART S2 SW NE & N2 NW SE BEG: SW/C NE, S 171.5', S 84- 03 E 189.40' N 203.98' TO S ROW/L OOLOGAH DAM, WLY ALG S ROW ALG CURVE (RAD 11,519) 189.23' TO PT ON W/BNDRY/L NE, S 37.20' TO POB

Building Permits

Number	Description	Opened	Closed	Amount
CV23	CV23 POSS OMMA BUILD	08/2022	11/2023	

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
2111/283	HARRISON, ALLEN L &	06/23/2010	577,000	11
1419/926	WELTE, WILLIAM E	11/01/2002	380,000	11

Parcel Valuation

Source	REAL
Remove Cap	2011
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	50,000	50,000	11%	5,500
Improvements	261,042	238,483		26,233
Mobile Home	0	0		0
Total Value	311,042	288,483		31,733

Levy Rate	102.332	Current Tax
Assessed	31,733	3,247.29
Penalty	0	
Exemption	0	0.00
Total Taxable	31,733	3,247.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000690	JAI MA MELADI LLC	11	322,394	0	30,222	3,092.00
2024	2024-660000690	JAI MA MELADI LLC	11	261,663	0	28,783	2,956.00
2023	2023-660000690	JAI MA MELADI LLC	11	291,610	0	32,077	3,361.00
2022	2022-660000690	JAI MA MELADI LLC	11	299,197	0	32,912	3,471.00
2021	2021-660000690	JAI MA MELADI LLC	11	326,989	0	35,969	3,661.00
2020	2020-660000690	JAI MA MELADI LLC	11	326,989	0	35,969	3,780.00
2019	2019-660000690	JAI MA MELADI LLC	11	326,989	0	35,969	3,729.00
2018	2018-660000690	JAI MA MELADI LLC	11	326,630	0	35,929	3,764.00
2017	2017-660000690	JAI MA MELADI LLC	11	326,630	0	35,929	3,677.00
2016	2016-660000690	JAI MA MELADI LLC	11	326,630	0	35,929	3,699.00
2015	2015-660000690	JAI MA MELADI LLC	11	473,000	0	52,030	5,406.00
2014	2014-660000690	JAI MA MELADI LLC	11	473,000	0	52,030	5,411.00
2013	2013-660000690	JAI MA MELADI LLC	11	473,000	0	52,030	5,319.00

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Lot Data

Lot Size	0 x 0	
Lot Count	0	
Units Buildable	35000	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Value Model	1482 (UNITS BUILDABLE)	
Value Method	Units-Buildable	
Base Lot Value	50,000.00 x 1.00 =	50,000
Factor Value	0	
Adjustments		
Lot Value	50,000	

Primary Image

Cost Approach

Manual Date	01/2025	
Total Building Area	2,856	
Total Base Value	297,195	
Modifier Value		
Misc Improvements		
Replacement Cost New	297,195	
Phys/Func Depreciation Loss	()	
RCN Less Phys/Func	109,962	
Economic Depreciation		
RCNLD (All Sources)	109,962	
Depreciated Improvements		
Outbuilding Value	151,080	
Total Improvement Value	261,042	
Land Value	50,000	
Cost Approach Value	311,042	108.91/SqFt

Image Information

Image ID	997226
Image Date	5/6/2022
Name	IMG_0001.JPG
Description	REVAL 2023

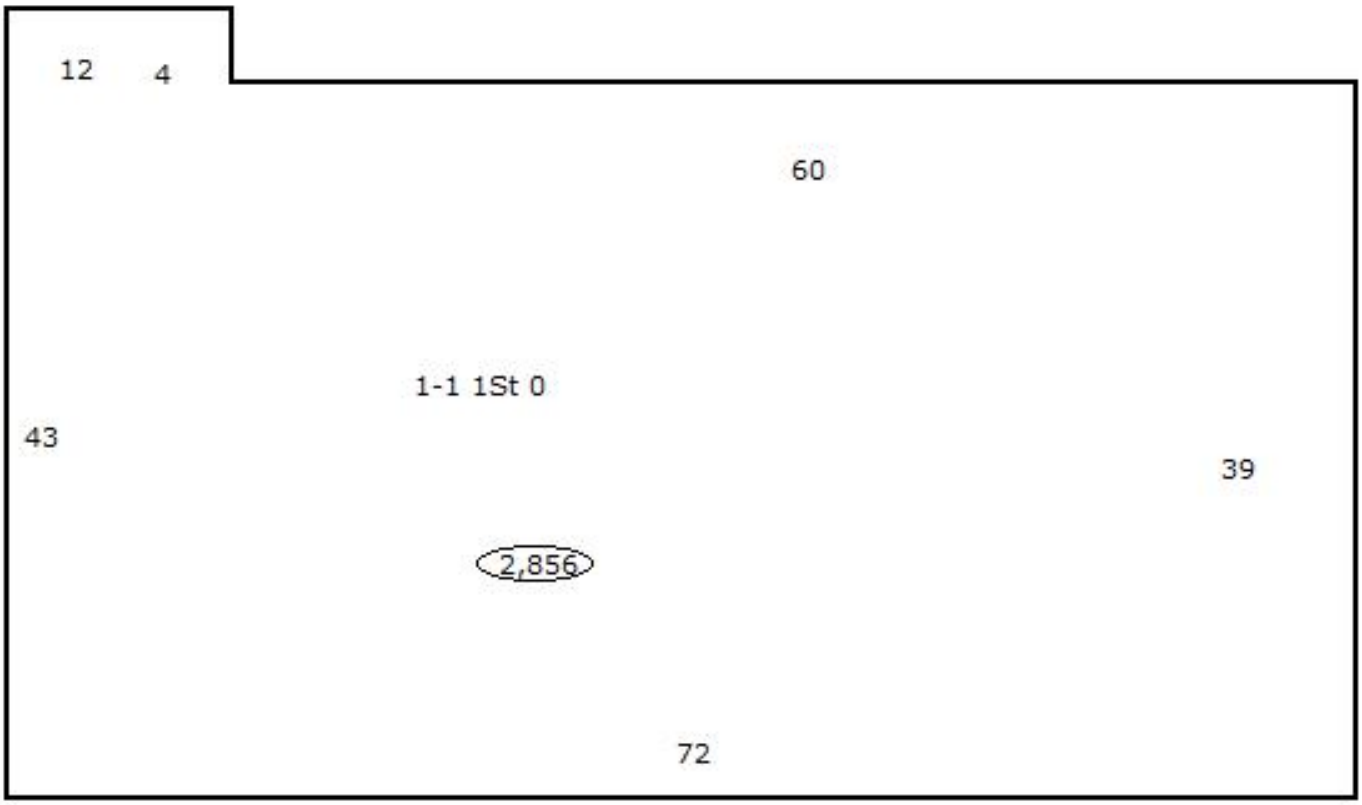
Income Approach

Potential Gross Income (PGI)	
Vacancy & Collection Loss	
Miscellaneous Income	
Effective Gross Income (EGI)	
Total Expenses	
Net Operating Income (NOI)	
Income Capitalization Rate	
Indicated Value	0.00

Value Reconciliation

Selected Valuation Method	Cost Approach	
Total Improvement Value	151,080	
Land Value	50,000	
Total Appraised Value	311,042	108.91/SqFt

Sketch Image 660000690



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	419		13	1-1 1St 0	2,856	1.000	2,856
2	N	0		13	ALUM CNPY/CS		0.000	
					Total Building Area	2,856		2,856

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Account	660000690	**Tax Area Code**	11
Parcel ID	22N15E-01-1-00000-000-0000	**Property Class**	RC
Cadastral ID	01-22-15-00600	**Owners Name**	JAI MA MELADI LLC

Building Data

Building ID	62
Building Sequence	1
Occupancy 1	419 Convenience Market 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	2,856
Average Perimeter	230
Number Of Storys	1.00
Average Wall Ht	7.00
Year Built	1980
Effective Age	23
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	2 - Fair
Condition	3 - Average
Exterior Wall	81 - Stud Ashlar Stone Veneer
Heating/Cooling	7 - Package Unit
Roof Type	Gable
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	IMG_0001.JPG
Image Date	5/6/2022
Image Name	IMG_0001.JPG
Description	REVAL 2023

Cost Calculations

Appraisal Zone	4	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	59.86	**Modifier Value**		
Wall Cost	31.36	**Total Replacement Cost**	297,195	
HVAC Cost	12.84	**Physical Depreciation**	63%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	104.06	**Total Depreciation**	63%	(187,233)
Total Area	2,856	**Total RCNLD**	109,962	
Base RCN	297,195	**Lump Sums**		
Misc Impr Value		**Total Building Value**	109,962	$ 38.50 Per SqFt

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	ALUM CANOPY 26*41	0x0x0			5,515
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 5,515)		5,515	2,206	3,309

	FLV	ALUM CANOPY 4*72	0x0x0			2,909
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 2,909)		2,909	1,164	1,745

	STF	STF	0x0x0			96
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.68 x 96)		449	180	269

	CP	CP	16x12x0			192
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.50 x 192)		672	202	470

	FLV	DBL F PLASTIC ILL SIGN 8*16	0x0x0			14,080
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 14,080)		14,080	5,632	8,448

	FLV	SF PLASTIC ILL SIGN 2 @ 2*8	0x0x0			5,120
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 5,120)		5,120	2,048	3,072

	FLV	MTL SIGN POLES 2 @ 10" @ 20'	0x0x0			4,640
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 4,640)		4,640	1,856	2,784

PAVA	PAVING - ASPHALT	0x0x0		9,098
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (2.78 x 9,098)		25,292	20,234	5,058

FLV	ELECTRONIC DISPENSER TWIN (3)	0x0x0		28,200
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 28,200)		28,200	11,280	16,920

FLV	TOTALIZER PER HOSE (14)	0x0x0		25,200
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 25,200)		25,200	10,080	15,120

FLV	MIXED PRODUCTS PER HOSE (14)	0x0x0		5,600
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 5,600)		5,600	2,240	3,360

FLV	POINT OF PURCHASE (6)	0x0x0		18,900
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 18,900)		18,900	7,560	11,340

FLV	CANOPY	0x0x0		36,100
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 36,100)		36,100	14,440	21,660

FLV	UNDERGROUND TANK 1 * 8000GAL	0x0x0		20,250
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 20,250)		20,250	8,100	12,150

FLV	UNDERGROUND TANK 1 @ 10000GAL	0x0x0		24,625
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 24,625)		24,625	9,850	14,775

FLV	LEAKAGE MONITER PER TANK (4)	0x0x0		18,800
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 18,800)		18,800	7,520	11,280

FLV	UNDERGROUND PUMPS (4)	0x0x0		6,800
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 6,800)		6,800	2,720	4,080

FLV	PIPING PER UNDERGRD TANK (4)	0x0x0		3,200
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 3,200)		3,200	1,280	1,920

FLV	PIPING PER DISPERNSER (14)	0x0x0		16,800
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 16,800)		16,800	6,720	10,080

FLV	TANK MONITOR CONSOLE (1)	0x0x0		5,400
Qual	**Cond**	**Year**	**Eff Age**	

Valuation Summary	**Modifier Total**	**RCN**	**Depr (% Phys/ % Func)**	**RCNLD**
Base Cost (1.00 x 5,400)		5,400	2,160	3,240

Total Site Improvement Value **151,080**