



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:27:11
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Assessment Data					Primary Image														
Account 660000942 Parcel ID 000000-00-0-00807-012-0017 Cadastral ID 01-22-15-04330 Property Type REAL - Real Property Property Class RUWA VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 19964 RURAL WATER DIST #3 13277 S ASH ST CLAREMORE OK 74017-0000 Parcel Location Situs 13277 S ASH ST Subdivision TACORA HILLS Lot/Block 0017 / 0012 Parcel Size 3 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S006 - SEQUOYAH SCHOOLS																			
Legal Description Lat/Long: 36.41644232 -95.65712884																			
LOTS 15-16 & 17 BLOCK 12 TACORA HILLS					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax										
Remove Cap	0	Land Value	21,153	0	11%	0	Assessed	0	0.00										
Year Frozen	0	Improvements	683,820	0		0	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	704,973	0		0	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000942	RURAL WATER DIST #3			11	690,382	0		.00										
2024	2024-660000942	RURAL WATER DIST #3			11	310,590	0		.00										
2023	2023-660000942	RURAL WATER DIST #3			11	517,149	0		.00										
2022	2022-660000942	RURAL WATER DIST #3			11	207,330	0		.00										
2021	2021-660000942	RURAL WATER DIST #3			11	207,330	0		.00										
2020	2020-660000942	RURAL WATER DIST #3			11	207,330	0		.00										
2019	2019-660000942	RURAL WATER DIST #3			11	207,330	0		.00										
2018	2018-660000942	RURAL WATER DIST #3			11	199,300	0		.00										
2017	2017-660000942	RURAL WATER DIST #3			11	199,300	0		.00										
2016	2016-660000942	RURAL WATER DIST #3			11	199,300	0		.00										
2015	2015-660000942	RURAL WATER DIST #3			11	146,462	0		.00										
2014	2014-660000942	RURAL WATER DIST #3			11	146,462	0		.00										
2013	2013-660000942	RURAL WATER DIST #3			11	146,462	0		.00										



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	21000		
Non-Ag Acres	0.388		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	16,922.00 x 1.25 = 21,153		
Factor Value	0		
Adjustments			
Lot Value	21,153		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	998704
Total Building Area	4,020	Image Date	5/17/2022
Total Base Value	889,144	Name	IMG_0018.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	889,144		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	675,749		
Economic Depreciation			
RCNLD (All Sources)	675,749		
Depreciated Improvements			
Outbuilding Value	8,071		
Total Improvement Value	683,820		
Land Value	21,153		
Cost Approach Value	704,973		
	175.37/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	8,071
Miscellaneous Income		Land Value	21,153
Effective Gross Income (EGI)		Total Appraised Value	704,973
			175.37/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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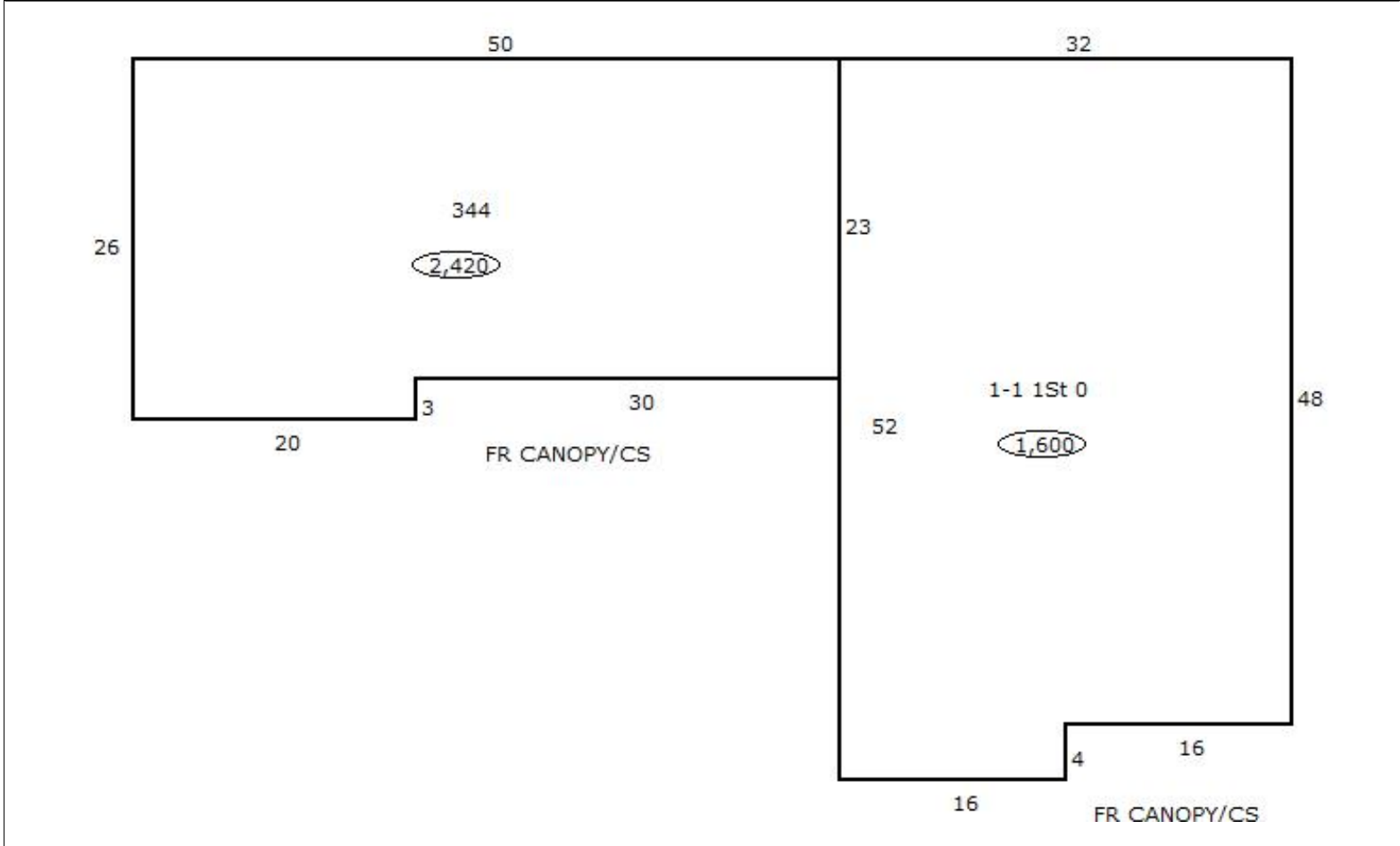
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Sketch Image

660000942



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	1-1 1St 0	1,600	1.000	1,600
2	C	344		13	344	1,210	2.000	2,420
3	N	0		13	FR CANOPY/CS		0.000	
4	N	0		13	FR CANOPY/CS		0.000	
Total Building Area						2,810		4,020



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Account 660000942
Parcel ID 000000-00-0-00807-012-0017
Cadastral ID 01-22-15-04330

Tax Area Code 11
Property Class RUWA
Owners Name RURAL WATER DIST #3

Building Data

Building ID 660
Building Sequence 1
Occupancy 1 344 Office Building 40%
Occupancy 2 344 Office Building 60%
Occupancy 3
Total Floor Area 4,020
Average Perimeter 472
Number Of Storys 1.00
Average Wall Ht 4.00
Year Built 1992
Effective Age 17
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 10 - Cavity Brick
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_0018.JPG
Image Date 5/17/2022
Image Name IMG_0018.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 86.62
Wall Cost 116.58
HVAC Cost 17.98
Basement Cost 0.00
Total Base Cost 221.18
Total Area 4,020
Base RCN 889,144
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 889,144
Physical Depreciation 24%
Functional Depreciation
Total Depreciation 24% (213,395)
Total RCNLD 675,749
Lump Sums
Total Building Value 675,749 \$ 168.10 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			5,038
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.86 x 5,038)		14,409	10,086	4,323
FLV		FR CANOPY 7*20	0x0x0			2,975
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 2,975)		2,975	893	2,082
FLV		CONC SLAB 7*20	0x0x0			700
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 700)		700	210	490
FLV		FR CANOPY 4*16	0x0x0			1,360
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,360)		1,360	408	952
FLV		CONC SLAB 4*16	0x0x0			320
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 320)		320	96	224
Total Site Improvement Value						8,071