



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
Account 660001126 Parcel ID 20N15E-02-1-00000-000-0000 Cadastral ID 02-20-15-00120 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 307415 TROYER INVESTMENTS LLC 25380 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25380 S 4120 RD Subdivision Lot/Block / Parcel Size 1.09 - Acres Sec/Twn/Rng 2 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																		
Legal Description Lat/Long: 36.24262397 -95.67384036 TR IN SE SE NE BEG 208.7' W SE/C NE, N 279.32', N 42-31 E 117.75', N 47-28 W 30', S 42- 31 W 145.19', W 115.96', S 279.32', E 155.96' TO POB																																		
Exemptions					Building Permits																													
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>R22</td> <td>R23 NEW BUILDING</td> <td>10/2022</td> <td>03/2024</td> <td></td> </tr> <tr> <td>R15</td> <td>R15-POSS NEW CONSTRUCTION PER</td> <td>01/2014</td> <td>03/2014</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23 NEW BUILDING	10/2022	03/2024		R15	R15-POSS NEW CONSTRUCTION PER	01/2014	03/2014	
Code	Type	Active	Maximum	Exemption																														
Number	Description	Opened	Closed	Amount																														
R22	R23 NEW BUILDING	10/2022	03/2024																															
R15	R15-POSS NEW CONSTRUCTION PER	01/2014	03/2014																															
Sale History					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>NESBITT, KENNETH E</td> <td>03/31/2021</td> <td>45,000</td> <td>YES</td> </tr> <tr> <td>2656/413</td> <td>NESBITT, KENNETH E &</td> <td>08/24/2017</td> <td>0</td> <td>4</td> </tr> <tr> <td>788/549</td> <td></td> <td></td> <td>24,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	NESBITT, KENNETH E	03/31/2021	45,000	YES	2656/413	NESBITT, KENNETH E &	08/24/2017	0	4	788/549			24,000	No					
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/	NESBITT, KENNETH E	03/31/2021	45,000	YES																														
2656/413	NESBITT, KENNETH E &	08/24/2017	0	4																														
788/549			24,000	No																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																									
Remove Cap	2022	Land Value	28,417	28,417	11%	3,126	Assessed	5,730	596.68																									
Year Frozen	0	Improvements	602,884	23,675		2,604	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	631,301	52,092		5,730	Total Taxable	5,730	597.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660001126	TROYER INVESTMENTS LLC			80	528,190	0	5,457	568.00																									
2024	2024-660001126	TROYER INVESTMENTS LLC			80	475,233	0	5,197	499.00																									
2023	2023-660001126	TROYER INVESTMENTS LLC			80	45,000	0	4,950	467.00																									
2022	2022-660001126	TROYER INVESTMENTS LLC			80	45,000	0	4,950	476.00																									
2021	2021-660001126	TROYER INVESTMENTS LLC			80	25,900	0	2,632	246.00																									
2020	2020-660001126	NESBITT, KENNETH E			80	25,900	0	2,507	235.00																									
2019	2019-660001126	NESBITT, KENNETH E			80	25,720	0	2,388	228.00																									
2018	2018-660001126	NESBITT, KENNETH E			80	20,720	0	2,274	216.00																									
2017	2017-660001126	NESBITT, KENNETH E			80	20,720	0	2,166	207.00																									
2016	2016-660001126	NESBITT, KENNETH E &			80	20,720	0	2,063	197.00																									
2015	2015-660001126	NESBITT, KENNETH E &			80	20,720	0	1,965	190.00																									
2014	2014-660001126	NESBITT, KENNETH E &			80	20,720	0	1,871	171.00																									
2013	2013-660001126	NESBITT, KENNETH E &			80	20,720	0	1,782	168.00																									



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0782							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	46,966.00 x .61 = 28,417							
Factor Value								
Adjustments	1.0000							
Lot Value	28,417							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	28,417			
Year/Eff Age /				Indicated Value	28,417	0.00	Per SqFt	
Cost Approach				Value Reconciliation				
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 28,417					
Total Area	x	Indicated Value	= 28,417					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

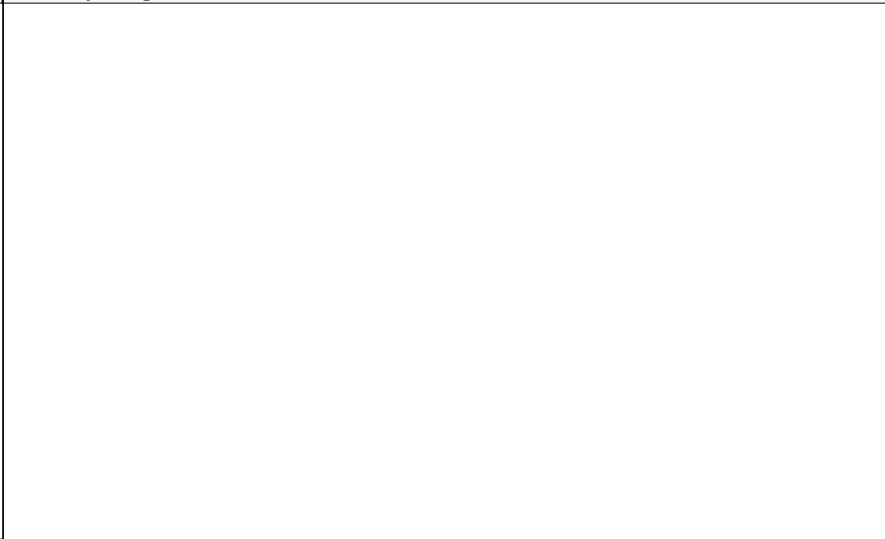


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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY FLOOD ZONE</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area 7,500</p> <p>Total Base Value 610,325</p> <p>Modifier Value</p> <p>Misc Improvements 1,278</p> <p>Replacement Cost New 611,603</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 599,371</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 599,371</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 3,513</p> <p>Total Improvement Value 602,884</p> <p>Land Value</p> <p>Cost Approach Value 602,884 80.38/SqFt</p>	<p>Image Information</p> <p>Image ID 1015959</p> <p>Image Date 12/5/2022</p> <p>Name IMG_0006.JPG</p> <p>Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-113\IMG_0006.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 3,513</p> <p>Land Value</p> <p>Total Appraised Value 602,884 80.38/SqFt</p>



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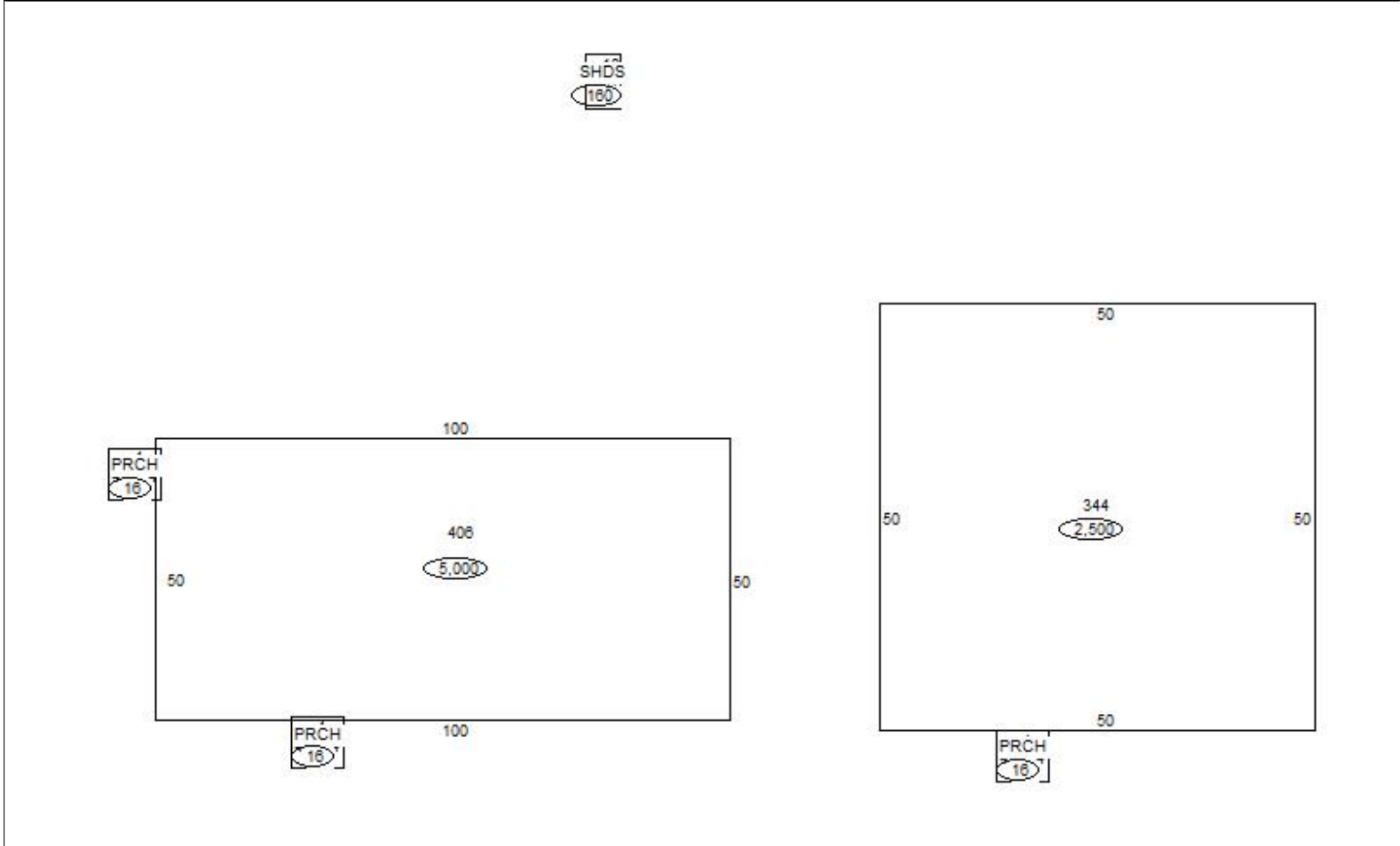
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		30	406	5,000	1.000	5,000
2	C	344		20	344	2,500	1.000	2,500
3	M	PRCH		13	PRCH	16	1.000	16
4	M	PRCH		13	PRCH	16	1.000	16
5	M	PRCH		13	PRCH	16	1.000	16
6	O	SHDS		50	SHDS	160	1.000	160
Total Building Area						7,500		7,500



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Account	660001126	Tax Area Code	80
Parcel ID	20N15E-02-1-00000-000-0000	Property Class	UR
Cadastral ID	02-20-15-00120	Owners Name	TROYER INVESTMENTS LLC

Building Data	Building Image
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<p>Building ID 5170 Building Sequence 1 Occupancy 1 344 Office Building 100% Occupancy 2 Occupancy 3 Total Floor Area 2,500 Average Perimeter 200 Number Of Storys 1.00 Average Wall Ht 15.00 Year Built 2022 Effective Age 2 Construction Class 7 - Pre-Engineered Steel Frame Quality 2 - Fair Condition 3 - Average Exterior Wall 116 - Single Metal on Steel Frame Heating/Cooling 15 - No HVAC Roof Type Flat Roof Cover Metal</p> <p>Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2</p>	<p>Image Information</p> <p>Image Name Image Date Image Name Description</p>
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Cost Calculations	
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<p>Appraisal Zone 3 Zone Description Base Cost 81.10 Wall Cost 22.73 HVAC Cost 0.00 Basement Cost 0.00 Total Base Cost 103.83 Total Area 2,500 Base RCN 259,575 Misc Impr Value 460</p>	<p>Manual Date 01/2025 Base Year 2026 Modifier Value Total Replacement Cost 260,035 Physical Depreciation 2% Functional Depreciation Total Depreciation 2% (5,201) Total RCNLD 254,834 Lump Sums Total Building Value 254,834 \$ 101.93 Per SqFt</p>
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Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

PRCH	Porch		4x4	16	28.76		460
Total Misc Improvement							460



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Account 660001126
Parcel ID 20N15E-02-1-00000-000-0000
Cadastral ID 02-20-15-00120

Tax Area Code 80
Property Class UR
Owners Name TROYER INVESTMENTS LLC

Building Data

Building ID 4984
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,000
Average Perimeter 300
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 2022
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Flat
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 IMG_0006.JPG
Image Date 12/5/2022
Image Name IMG_0006.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0006.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.47
Wall Cost 18.94
HVAC Cost 2.74
Basement Cost 0.00
Total Base Cost 70.15
Total Area 5,000
Base RCN 350,750
Misc Impr Value 818

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 351,568
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (7,031)
Total RCNLD 344,537
Lump Sums
Total Building Value 344,537 \$ 68.91 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		4x4	16	25.59		409
PRCH	Porch		4x4	16	25.59		409
Total Misc Improvement							818

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Warmed and Cooled Air	Area/Percent	20%		13,700
Total Modifier Value					13,700



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	3.5	Cond	3	Year	2022
			Eff Age	3		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (25.53 x 160)		4,085	572	3,513
		Total Site Improvement Value		3,513