



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 05:53:05  
Page 1

Assessment Data					Primary Image								
Account	660002320												
Parcel ID	21N16E-03-3-00000-000-0000												
Cadastral ID	03-21-16-00400												
Property Type	REAL - Real Property												
Property Class	UC	VI Area	1										
Tax Area	17 - CLAREMORE OT												
Name ID	331659												
POTTS PROPERTY LLC													
PO BOX 926 CLAREMORE OK 74018-0000													
Parcel Location													
Situs	00504 BLUE STARR DR												
Subdivision													
Lot/Block	/	Parcel Size	.75 - Acres										
Sec/Twn/Rng	3 / 21 / 16 / 3												
Neighborhood	90000 - COMMERCIAL												
School District	S001 - CLAREMORE SCHOOLS												
Legal Description Lat/Long: 36.32228115 -95.59555303													
E 124.5' W 457.9' N 264' S 297.5' SW SW SW													
Building Permits													
Number	Description	Opened	Closed	Amount									
CL25 004	NEW CONSTR OF 1200 SQ FT BOARD	08/2025											
Exemptions													
Code	Type	Active	Maximum	Exemption	Sale History								
					Bk/Pg	Grantor	Date	Price	Code				
					/	BLUE STARR PROPERTIES LLC	08/21/2020	290,000	YES				
					2637/71	LCI LLC	05/31/2017		4				
					1603/883	HEARTLAND PROPERTIES LLC	07/09/2004	0	5				
					1214/211	CAMPBELL, OWEN L	02/11/2000	82,000	No				
Parcel Valuation													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax				
Remove Cap	2021	Land Value	49,997	49,997	11%	5,500	Assessed	28,061	2,593.68				
Year Frozen	0	Improvements	523,675	205,104		22,561	Penalty	0					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00				
TIF Project ID	0	Total Value	573,672	255,101		28,061	Total Taxable	28,061	2,594.00				
Assessment History													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660002320	POTTS PROPERTY LLC			17	349,564	0	26,726	2,470.00				
2024	2024-660002320	POTTS PROPERTY LLC			17	231,385	0	25,452	2,352.00				
2023	2023-660002320	POTTS PROPERTY LLC			17	313,869	0	34,526	3,163.00				
2022	2022-660002320	POTTS PROPERTY LLC			17	318,746	0	35,062	3,246.00				
2021	2021-660002320	POTTS PROPERTY LLC			17	325,002	0	35,751	3,157.00				
2020	2020-660002320	POTTS PROPERTY LLC			17	403,684	0	43,370	3,971.00				
2019	2019-660002320	BLUE STARR PROPERTIES LLC			17	414,524	0	41,305	3,826.00				
2018	2018-660002320	BLUE STARR PROPERTIES LLC			17	390,036	0	39,338	3,635.00				
2017	2017-660002320	BLUE STARR PROPERTIES LLC			17	390,036	0	37,465	3,441.00				
2016	2016-660002320	LCI LLC			17	324,374	0	35,681	3,349.00				
2015	2015-660002320	LCI LLC			17	324,374	0	35,681	3,218.00				
2014	2014-660002320	LCI LLC			17	324,374	0	35,681	3,309.00				
2013	2013-660002320	LCI LLC			17	324,374	0	35,681	3,265.00				



# Rogers

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Date 04/18/2026  
 Time 05:53:05  
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	32670		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	101,600.00 x 1.00 = 101,600		
Factor Value	0		
Adjustments	49.21%		
Lot Value	49,997		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1028426
Total Building Area	3,420	Image Date	7/5/2023
Total Base Value	549,044	Name	IMG_0015.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	3,910		
Replacement Cost New	552,954		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	471,306		
Economic Depreciation			
RCNLD (All Sources)	471,306		
Depreciated Improvements			
Outbuilding Value	52,369		
Total Improvement Value	523,675		
Land Value	49,997		
Cost Approach Value	573,672 167.74/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	52,369
Miscellaneous Income		Land Value	49,997
Effective Gross Income (EGI)		Total Appraised Value	573,672 167.74/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

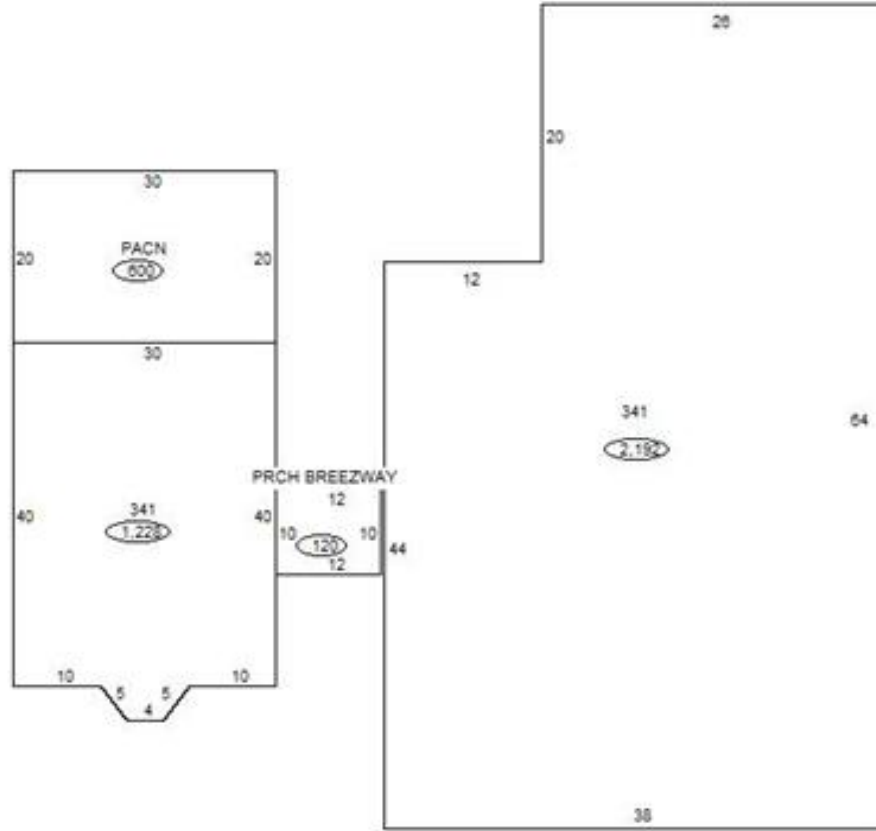
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Date 04/18/2026  
 Time 05:53:05  
 Page 3

Sketch Image

660002320



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		13	341	2,192	1.000	2,192
2	C	341		20	341	1,228	1.000	1,228
3	O	PACN		20	PACN	600	1.000	600
4	M	PRCH		20	PRCH BREEZWAY	120	1.000	120
<b>Total Building Area</b>						<b>3,420</b>		<b>3,420</b>



# Rogers

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Date 04/18/2026  
 Time 05:53:05  
 Page 4

Account	660002320	Tax Area Code	17
Parcel ID	21N16E-03-3-00000-000-0000	Property Class	UC
Cadastral ID	03-21-16-00400	Owners Name	POTTS PROPERTY LLC

Building Data	Building Image
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<p>Building ID 5342          Building Sequence 1          Occupancy 1 341 Medical Office 100%          Occupancy 2          Occupancy 3          Total Floor Area 1,228          Average Perimeter 144          Number Of Storys 1.00          Average Wall Ht 10.00          Year Built 2025          Effective Age          Construction Class 2 - Heavier Wood or Steel Stud Frame          Quality 2 - Fair          Condition 3 - Average          Exterior Wall 82 - Stud Brick Veneer          Heating/Cooling 8 - Warmed and Cooled Air          Roof Type Gable          Roof Cover Composition</p> <p>Basement Area          Basement Levels          Basement Finish          Finish Code - 1          Finish Area - 1          Finish Code - 2          Finish Area - 2</p>	<p><b>Image Information</b></p> <p>Image Name          Image Date          Image Name          Description</p>
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Cost Calculations	
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<p>Appraisal Zone 1          Zone Description          Base Cost 101.68          Wall Cost 55.06          HVAC Cost 13.33          Basement Cost 0.00          Total Base Cost 170.07          Total Area 1,228          Base RCN 208,846          Misc Impr Value 3,910</p>	<p>Manual Date 01/2025          Base Year 2026          Modifier Value          Total Replacement Cost 212,756          Physical Depreciation          Functional Depreciation          Total Depreciation          Total RCNLD 212,756          Lump Sums          Total Building Value 212,756 \$ 173.25 Per SqFt</p>
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Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

PRCH	Porch		12x10	120	32.58		3,910
<b>Total Misc Improvement</b>							<b>3,910</b>



# Rogers

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Date 04/18/2026  
Time 05:53:05  
Page 5

Account 660002320  
Parcel ID 21N16E-03-3-00000-000-0000  
Cadastral ID 03-21-16-00400

Tax Area Code 17  
Property Class UC  
Owners Name POTTS PROPERTY LLC

### Building Data

Building ID 1902  
Building Sequence 2  
Occupancy 1 341 Medical Office 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,192  
Average Perimeter 204  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2005  
Effective Age 14  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

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\_0015.JPG  
Image Date 7/5/2023  
Image Name IMG\_0015.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 98.17  
Wall Cost 43.70  
HVAC Cost 13.33  
Basement Cost 0.00  
Total Base Cost 155.20  
Total Area 2,192  
Base RCN 340,198  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 340,198  
Physical Depreciation 24%  
Functional Depreciation  
Total Depreciation 24% (81,648)  
Total RCNLD 258,550  
Lump Sums  
Total Building Value 258,550 \$ 117.95 Per SqFt



# Rogers

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Date 04/18/2026

Time 05:53:05

Page 6

660002320

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	30x20x0	Concrete		600
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	3	3	2025	1		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.86 x 600)		2,916	146	2,770

	PACN	Paving - Concrete	0x0x0	Concrete		16,278
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	4	4	2005	8		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 16,278)		90,180	40,581	49,599

**Total Site Improvement Value 52,369**