



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 05:52:57  
Page 1

Assessment Data					Primary Image									
Account	660002330													
Parcel ID	21N16E-03-3-00000-000-0000													
Cadastral ID	03-21-16-01200													
Property Type	REAL - Real Property													
Property Class	NOP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	304749													
ROGERS COUNTY YOUTH SERVICES INC														
2680 N HWY 88 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01810 N SIOUX AVE													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	3 / 21 / 16 / 3													
Neighborhood	90000 - COMMERCIAL													
School District	S001 - CLAREMORE SCHOOLS													
REVAL 2024 8/14/2023														
Legal Description Lat/Long: 36.32605715 -95.59667037														
N 330' S 380' W 130' SW NW SW														
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					
					2717/135	LAUREN NICOLE AAA STORAGE LLC	05/31/2018	290,000	1					
					2435/552	1800 CENTER OFFICES LLC	10/31/2014	0	YES					
					2046/358	SOUTH MAIN DEVELOPMENT-CORP	07/28/2009	178,500	YES					
					1390/63	1800 CENTER OF CLAREMORE,-INC	07/01/2002	0	11					
					1047/63	SOUTH MAIN DEVELOPMENT CORP	12/03/1996	0	No					
					846/106			529,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2019	Land Value	43,560	0	11%	Assessed	0	0.00						
Year Frozen	0	Improvements	381,337	0		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00						
TIF Project ID	0	Total Value	424,897	0		Total Taxable	0	0.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002330	ROGERS COUNTY YOUTH SERVICES INC	17	446,478	0		.00							
2024	2024-660002330	ROGERS COUNTY YOUTH SERVICES INC	17	248,143	0		.00							
2023	2023-660002330	ROGERS COUNTY YOUTH SERVICES INC	17	398,481	0		.00							
2022	2022-660002330	ROGERS COUNTY YOUTH SERVICES INC	17	467,516	0		.00							
2021	2021-660002330	ROGERS COUNTY YOUTH SERVICES INC	17	467,516	0		.00							
2020	2020-660002330	ROGERS COUNTY YOUTH SERVICES INC	17	467,516	0		.00							
2019	2019-660002330	ROGERS COUNTY YOUTH SERVICES INC	17	266,520	0		.00							
2018	2018-660002330	ROGERS COUNTY YOUTH SERVICES INC	17	524,358	0		.00							
2017	2017-660002330	LAUREN NICOLE AAA STORAGE LLC	17	524,358	0	14,441	1,326.00							
2016	2016-660002330	LAUREN NICOLE AAA STORAGE LLC	17	125,024	0	13,753	1,291.00							
2015	2015-660002330	LAUREN NICOLE AAA STORAGE LLC	17	125,024	0	13,753	1,240.00							
2014	2014-660002330	1800 CENTER OFFICES LLC	17	125,024	0	13,753	1,275.00							
2013	2013-660002330	1800 CENTER OFFICES LLC	17	125,024	0	13,753	1,259.00							



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:52:57  
 Page 2

Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	43560			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1482 (UNITS BUILDABLE)			
Value Method	Units-Buildable			
Base Lot Value	43,560.00 x 1.00 =			43,560
Factor Value	0			
Adjustments				
Lot Value	43,560			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1030621	
Total Building Area	8,160	Image Date	8/14/2023	
Total Base Value	1,036,565	Name	IMG_0006.JPG	
Modifier Value		Description	REVAL 2024	
Misc Improvements				
Replacement Cost New	1,036,565			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	362,798			
Economic Depreciation				
RCNLD (All Sources)	362,798			
Depreciated Improvements				
Outbuilding Value	18,539			
Total Improvement Value	381,337			
Land Value	43,560			
Cost Approach Value	424,897	52.07/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	18,539	
Miscellaneous Income		Land Value	43,560	
Effective Gross Income (EGI)		Total Appraised Value	424,897	
Total Expenses			52.07/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

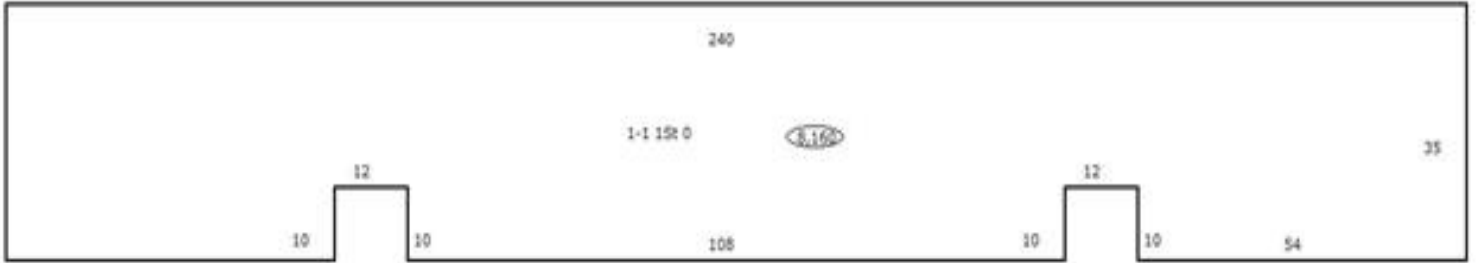
Date 04/18/2026

Time 05:52:57

Page 3

### Sketch Image

660002330



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	1-1 1St 0	8,160	1.000	8,160
<b>Total Building Area</b>						<b>8,160</b>		<b>8,160</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 05:52:57  
Page 4

Account 660002330  
Parcel ID 21N16E-03-3-00000-000-0000  
Cadastral ID 03-21-16-01200

Tax Area Code 17  
Property Class NOP  
Owners Name ROGERS COUNTY YOUTH SERVICES INC

### Building Data

Building ID 1207  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 8,160  
Average Perimeter 590  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1975  
Effective Age 33  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 92 - Stud Stucco  
Heating/Cooling 7 - Package Unit  
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 IMG\_0006.JPG  
Image Date 8/14/2023  
Image Name IMG\_0006.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 80.97  
Wall Cost 28.08  
HVAC Cost 17.98  
Basement Cost 0.00  
Total Base Cost 127.03  
Total Area 8,160  
Base RCN 1,036,565  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,036,565  
Physical Depreciation 65%  
Functional Depreciation  
Total Depreciation 65% (673,767)  
Total RCNLD 362,798  
Lump Sums  
Total Building Value 362,798 \$ 44.46 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 05:52:57

Page 5

660002330

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			6,155
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (2.84 x 6,155)			17,480	6,118		11,362
FLV		SLAB PORCH COVERED	0x0x0			7,725
<b>Qual</b>		<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 7,725)			7,725	3,863		3,862
FLV		SLAB PORCH COVERED	0x0x0			6,630
<b>Qual</b>		<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 6,630)			6,630	3,315		3,315
<b>Total Site Improvement Value</b>						<b>18,539</b>