




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 05:53:07  
Page 1

Assessment Data					Primary Image				
Account	660002339								
Parcel ID	21N16E-03-2-00000-000-0000								
Cadastral ID	03-21-16-02000								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	343977								
MCILROY PROPERTIES LLC									
224 W DEER VALLEY DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	02990 N SIOUX AVE								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	3 / 21 / 16 / 2								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
REVAL 2024 8/14/2023									
Legal Description					Building Permits				
N 208.7' W 208.7' LOT 4 Lat/Long: 36.33600099 -95.59651595					Number	Description	Opened	Closed	Amount
					3619	COMM R7-FOR 600 SQ FT BLDG	02/2006	06/2007	
					8738	R5-DOCTORS OFFICE	06/2004	03/2005	18,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MCILROY, TERESA J	01/10/2024	0	4
					2720/836	MCILROY, TERESA J	06/28/2018	0	WB
					1586/759	HAYS, IDA IRENE TRUSTEE	05/07/2004	169,500	YES
					1147/833	RUSH, JEWEL C ANDERSON	12/21/1998	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2005	Land Value	50,000	50,000	11%	5,500	Assessed	32,866	3,037.80
Year Frozen	0	Improvements	447,935	248,782		27,366	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	497,935	298,782		32,866	Total Taxable	32,866	3,038.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002339	MCILROY PROPERTIES LLC			17	495,757	0	31,301	2,893.00
2024	2024-660002339	MCILROY PROPERTIES LLC			18	370,824	0	29,811	2,755.00
2023	2023-660002339	MCILROY, TERESA J			18	399,083	0	28,391	2,601.00
2022	2022-660002339	MCILROY, TERESA J			18	392,910	0	27,039	2,503.00
2021	2021-660002339	MCILROY, TERESA J			18	528,300	0	25,752	2,274.00
2020	2020-660002339	MCILROY, TERESA J			18	528,300	0	24,525	2,246.00
2019	2019-660002339	MCILROY, TERESA J			18	538,211	0	23,358	2,163.00
2018	2018-660002339	MCILROY, TERESA J			18	500,594	0	22,245	2,055.00
2017	2017-660002339	MCILROY, JEFFREY KENT &			18	500,594	0	21,186	1,943.00
2016	2016-660002339	MCILROY, JEFFREY KENT &			18	183,429	0	20,177	1,891.00
2015	2015-660002339	MCILROY, JEFFREY KENT &			18	183,429	0	20,177	1,817.00
2014	2014-660002339	MCILROY, JEFFREY KENT &			18	183,429	0	20,177	1,871.00
2013	2013-660002339	MCILROY, JEFFREY KENT &			18	183,429	0	20,177	1,846.00



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:53:07  
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1		
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		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1030622
Total Building Area	3,834	Image Date	8/14/2023
Total Base Value	670,298	Name	IMG_0005.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	670,298		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	475,912		
Economic Depreciation	10%		
RCNLD (All Sources)	428,321		
Depreciated Improvements			
Outbuilding Value	19,614		
Total Improvement Value	447,935		
Land Value	50,000		
Cost Approach Value	497,935	129.87/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	19,614
Miscellaneous Income		Land Value	50,000
Effective Gross Income (EGI)		Total Appraised Value	497,935 129.87/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



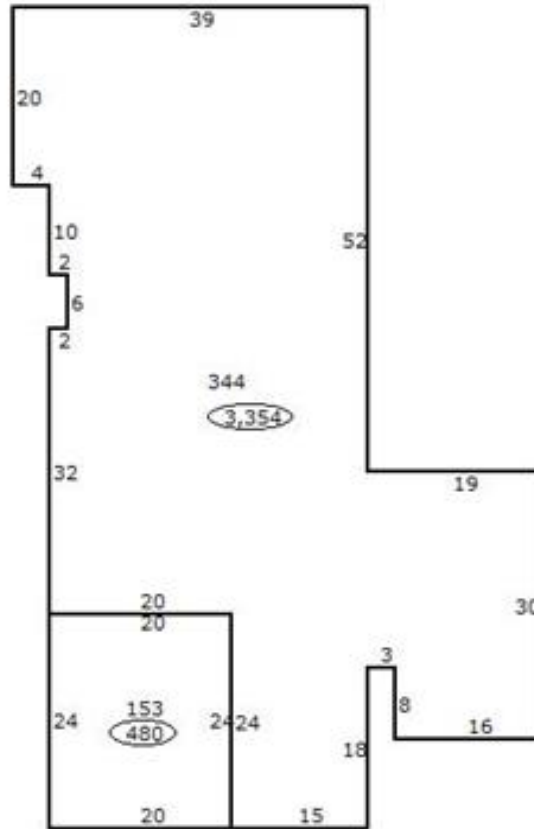
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:53:07  
 Page 3

Sketch Image

660002339



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	3,354	1.000	3,354
2	C	153		20	153	480	1.000	480
<b>Total Building Area</b>						<b>3,834</b>		<b>3,834</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:53:07  
 Page 4

Account 660002339  
 Parcel ID 21N16E-03-2-00000-000-0000  
 Cadastral ID 03-21-16-02000

Tax Area Code 17  
 Property Class UC  
 Owners Name MCILROY PROPERTIES LLC

### Building Data

Building ID 2298  
 Building Sequence 1  
 Occupancy 1 344 Office Building 87%  
 Occupancy 2 326 Storage Garage 13%  
 Occupancy 3  
 Total Floor Area 3,834  
 Average Perimeter 408  
 Number Of Storys 1.00  
 Average Wall Ht 10.00  
 Year Built 2007  
 Effective Age 12  
 Construction Class 2 - Heavier Wood or Steel Stud Frame  
 Quality 2 - Fair  
 Condition 2 - Fair  
 Exterior Wall 7 - Brick, Solid  
 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\_0005.JPG  
 Image Date 8/14/2023  
 Image Name IMG\_0005.JPG  
 Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
 Zone Description  
 Base Cost 78.65  
 Wall Cost 81.98  
 HVAC Cost 14.20  
 Basement Cost 0.00  
 Total Base Cost 174.83  
 Total Area 3,834  
 Base RCN 670,298  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 670,298  
 Physical Depreciation 14%  
 Functional Depreciation 17%  
 Total Depreciation 29% (194,386)  
 Total RCNLD 475,912  
 Lump Sums  
 Total Building Value 475,912 \$ 124.13 Per SqFt

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
612	Warmed and Cooled Air	Area/Percent	87%		47,363
<b>Total Modifier Value</b>					<b>47,363</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 05:53:07

Page 5

660002339

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	6' SOLID WOOD FNC	0x0x0			5,460
	<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 5,460)			5,460	546		4,914
PAVA		PAVING - ASPHALT	0x0x0			5,780
	<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 (2.85 x 5,780)			16,473	8,237		8,236
FLV		FR CNPY 3*8	0x0x0			4,788
	<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 4,788)			4,788	479		4,309
FLV		FR CNPY	6x2x0			2,394
	<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 2,394)			2,394	239		2,155
<b>Total Site Improvement Value</b>						<b>19,614</b>