



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	660002393													
Parcel ID	21N16E-03-3-00000-000-0000													
Cadastral ID	03-21-16-04500													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	343203													
ALGEO RESIDENTIAL LLC														
1406 N SIOUX AVE #1 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01406 N SIOUX AVE													
Subdivision														
Lot/Block	/	Parcel Size	.14 - Acres											
Sec/Twn/Rng	3 / 21 / 16 / 3													
Neighborhood	90000 - COMMERCIAL													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32215979 -95.59622980														
TR IN SW SW DESC AS; BEG AT PT 116.6' N SW/C SW SW, TH E 82.23' TO POB, TH CONT E 82.77', N 71.5', W 82.77', S 71.5' TO POB AKA UNIT 1 OF NORTH SIOUX PARK, A UNIT OWNERSHIP EST FILED BK 1083-1														
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					
					/	REED, MALINDA D	10/10/2023	350,000	19					
					1083/58	HENRY, JOHN &	09/30/1997	0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2024		Land Value	30,501	30,501	11%	Assessed	15,898	1,469.45					
Year Frozen	0		Improvements	297,247	114,029		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	327,748	144,530		Total Taxable	15,898	1,469.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660002393	ALGEO RESIDENTIAL LLC			17	337,544	0	15,141	1,399.00					
2024	2024-660002393	ALGEO RESIDENTIAL LLC			17	131,094	0	14,420	1,333.00					
2023	2023-660002393	REED, MALINDA D			17	187,220	0	20,594	1,886.00					
2022	2022-660002393	REED, MALINDA D			17	186,632	0	20,529	1,900.00					
2021	2021-660002393	REED, MALINDA D			17	273,737	0	29,454	2,601.00					
2020	2020-660002393	REED, DARRYL D &			17	273,737	0	28,051	2,569.00					
2019	2019-660002393	REED, DARRYL D &			17	273,737	0	26,716	2,474.00					
2018	2018-660002393	REED, DARRYL D &			17	252,094	0	25,443	2,351.00					
2017	2017-660002393	REED, DARRYL D &			17	252,094	0	24,232	2,225.00					
2016	2016-660002393	REED, DARRYL D &			17	209,802	0	23,078	2,166.00					
2015	2015-660002393	REED, DARRYL D &			17	209,802	0	23,078	2,081.00					
2014	2014-660002393	REED, DARRYL D &			17	209,802	0	23,078	2,140.00					
2013	2013-660002393	REED, DARRYL D &			17	243,409	0	21,979	2,011.00					



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	6098			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1482 (UNITS BUILDABLE)			
Value Method	Units-Buildable			
Base Lot Value	22,257.00 x 1.00 =			22,257
Factor Value	0			
Adjustments	137.04%			
Lot Value	30,501			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1026772	
Total Building Area	2,304	Image Date	6/13/2023	
Total Base Value	502,802	Name	IMG_0024.JPG	
Modifier Value		Description	REVAL 2024	
Misc Improvements				
Replacement Cost New	502,802			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	291,625			
Economic Depreciation				
RCNLD (All Sources)	291,625			
Depreciated Improvements				
Outbuilding Value	5,622			
Total Improvement Value	297,247			
Land Value	30,501			
Cost Approach Value	327,748	142.25/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	5,622	
Miscellaneous Income		Land Value	30,501	
Effective Gross Income (EGI)		Total Appraised Value	327,748 142.25/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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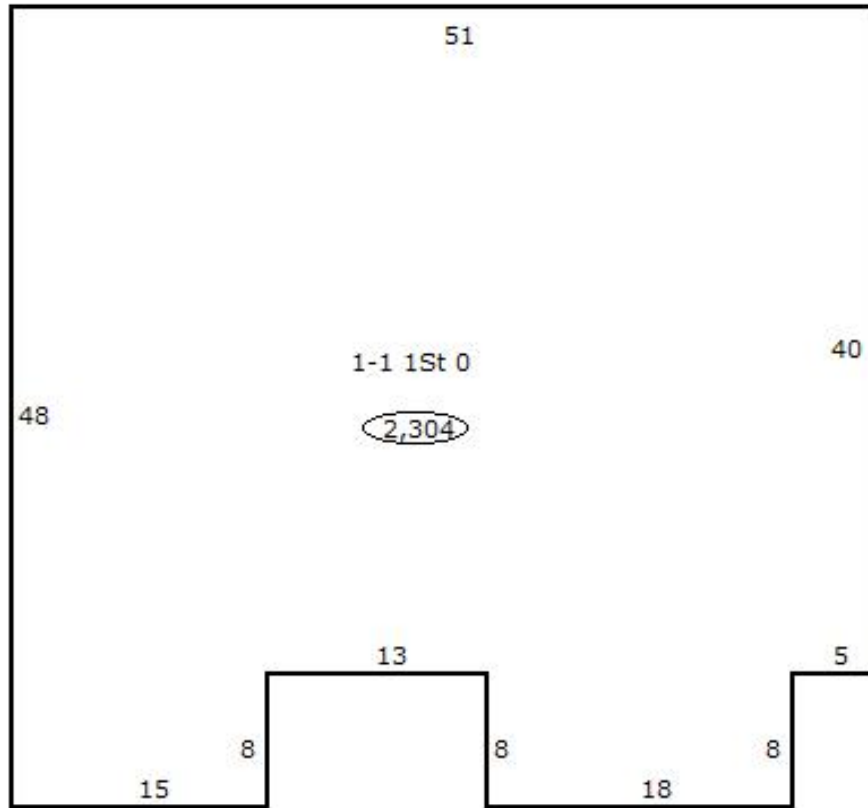
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	444		13	1-1 1St 0	2,304	1.000	2,304
Total Building Area						2,304		2,304



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Account 660002393
Parcel ID 21N16E-03-3-00000-000-0000
Cadastral ID 03-21-16-04500

Tax Area Code 17
Property Class UC
Owners Name ALGEO RESIDENTIAL LLC

Building Data

Building ID 1209
Building Sequence 1
Occupancy 1 444 Dental Office/Clinic 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,304
Average Perimeter 214
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1985
Effective Age 21
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 7 - Package Unit
Roof Type Other
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_0024.JPG
Image Date 6/13/2023
Image Name IMG_0024.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 107.84
Wall Cost 91.23
HVAC Cost 19.16
Basement Cost 0.00
Total Base Cost 218.23
Total Area 2,304
Base RCN 502,802
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 502,802
Physical Depreciation 42%
Functional Depreciation
Total Depreciation 42% (211,177)
Total RCNLD 291,625
Lump Sums
Total Building Value 291,625 \$ 126.57 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	FR CNPY 192 SF	0x0x0			4,080
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,080)		4,080	1,224	2,856
	PACN	PAVING - CONCRETE	0x0x0			2,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.61 x 2,000)		9,220	6,454	2,766
Total Site Improvement Value						5,622