



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:07:59
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Assessment Data					Primary Image																																																																																																																				
Account 660003012 Parcel ID 000000-00-0-10360-001-0002 Cadastral ID 04-21-16-00020 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 291169 URBAN PROPERTIES LLC 25356 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 01404 N FLORENCE AVE Subdivision PATTERSON SUB Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	7,782.00 x 1.25 =	9,728	
Factor Value	0		
Adjustments	879.93%		
Lot Value	85,600		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1024668
Total Building Area	897	Image Date	5/23/2023
Total Base Value	150,481	Name	IMG_0042.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	150,481		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	40,630		
Economic Depreciation			
RCNLD (All Sources)	40,630		
Depreciated Improvements	4,554		
Outbuilding Value			
Total Improvement Value	45,184		
Land Value	85,600		
Cost Approach Value	130,784	145.80/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	85,600
Effective Gross Income (EGI)		Total Appraised Value	130,784 145.80/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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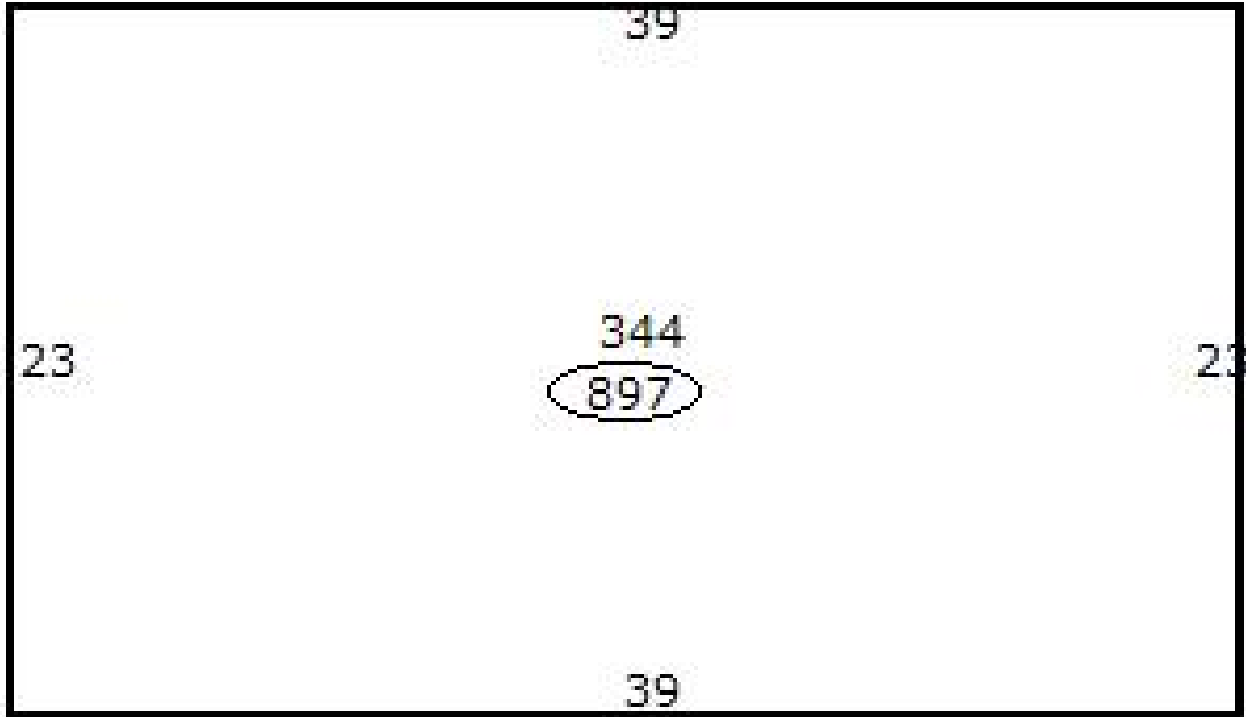
Date 04/18/2026

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Sketch Image

660003012



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	897	1.000	897
Total Building Area						897		897



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Parcel ID 000000-00-0-10360-001-0002
Cadastral ID 04-21-16-00020

Tax Area Code 17
Property Class UCP
Owners Name URBAN PROPERTIES LLC

Building Data

Building ID 621
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 897
Average Perimeter 124
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1970
Effective Age 36
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 7 - Package Unit
Roof Type
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_0042.JPG
Image Date 5/23/2023
Image Name IMG_0042.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 92.26
Wall Cost 57.52
HVAC Cost 17.98
Basement Cost 0.00
Total Base Cost 167.76
Total Area 897
Base RCN 150,481
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 150,481
Physical Depreciation 73%
Functional Depreciation
Total Depreciation 73% (109,851)
Total RCNLD 40,630
Lump Sums 4,554
Total Building Value 45,184 \$ 50.37 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PAVA	PAVING - ASPHALT	1970	6000	6,000	2.53	70%	4,554
Total Misc Improvement							4,554