



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:07:02
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Assessment Data					Primary Image																																																																																																																				
Account 660003013 Parcel ID 000000-00-0-10360-001-0003 Cadastral ID 04-21-16-00030 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342740 WORTH PROPERTIES LLC 325 PARK HILL LN BARTLESVILLE OK 74006-0000 Parcel Location Situs 01402 N FLORENCE AVE Subdivision PATTERSON SUB Lot/Block 0003 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32228961 -95.60358010																																																																																																																									
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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	5,544.00 x 1.25 =	6,930	
Factor Value	0		
Adjustments	560.61%		
Lot Value	38,850		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1024670
Total Building Area	1,959	Image Date	5/23/2023
Total Base Value	326,369	Name	IMG_0039.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	326,369		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	137,075		
Economic Depreciation			
RCNLD (All Sources)	137,075		
Depreciated Improvements			
Outbuilding Value	7,291		
Total Improvement Value	144,366		
Land Value	38,850		
Cost Approach Value	183,216	93.53/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	7,291
Miscellaneous Income		Land Value	38,850
Effective Gross Income (EGI)		Total Appraised Value	183,216
Total Expenses			93.53/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

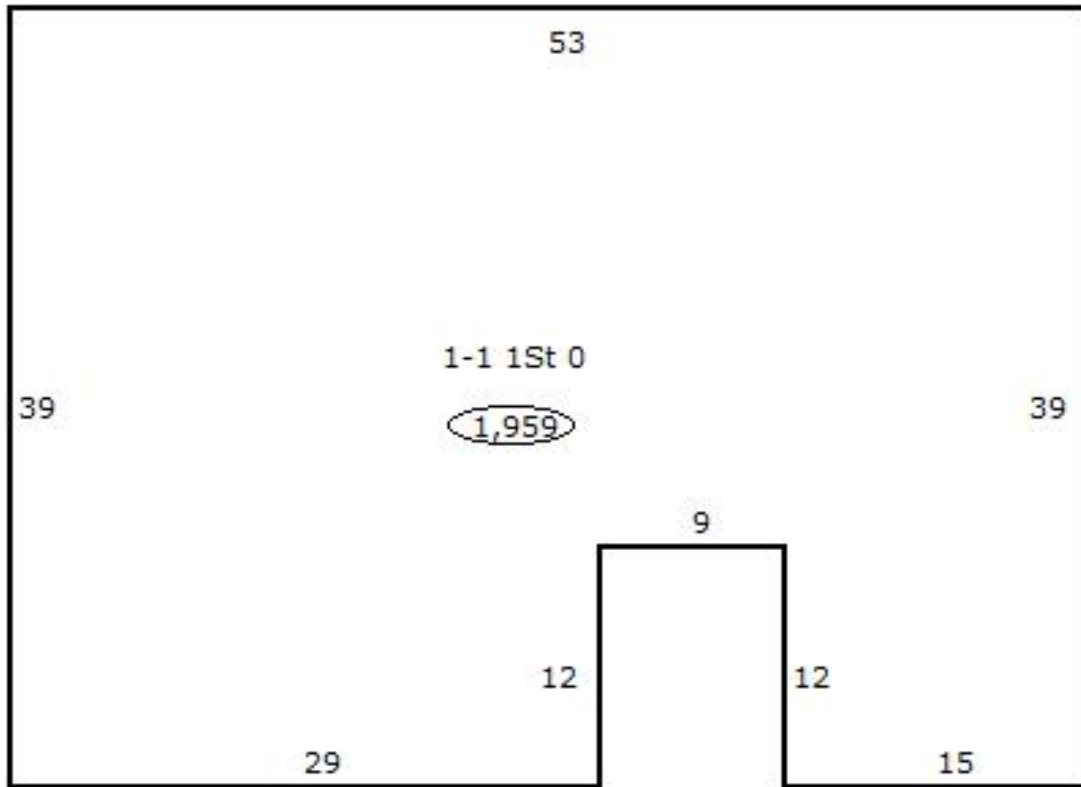
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Sketch Image

660003013



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	444		13	1-1 1St 0	1,959	1.000	1,959
Total Building Area						1,959		1,959



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Account 660003013
Parcel ID 000000-00-0-10360-001-0003
Cadastral ID 04-21-16-00030

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

Building Data

Building ID 1829
Building Sequence 1
Occupancy 1 444 Dental Office/Clinic 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,959
Average Perimeter 208
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1975
Effective Age 26
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 67 - PF. Masonry Veneer
Heating/Cooling 7 - Package Unit
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_0039.JPG
Image Date 5/23/2023
Image Name IMG_0039.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 106.78
Wall Cost 40.66
HVAC Cost 19.16
Basement Cost 0.00
Total Base Cost 166.60
Total Area 1,959
Base RCN 326,369
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 326,369
Physical Depreciation 58%
Functional Depreciation
Total Depreciation 58% (189,294)
Total RCNLD 137,075
Lump Sums
Total Building Value 137,075 \$ 69.97 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			3,299
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 3,299)		14,582	7,291	7,291
Total Site Improvement Value				7,291