



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:07:18  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003063 <b>Parcel ID</b> 000000-00-0-10070-001-0007 <b>Cadastral ID</b> 04-21-16-00540 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 310649 DWB PROPERTIES LLC  DONALD BROWN 25356 S 4170 RD CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00200 W BLUE STARR DR <b>Subdivision</b> CHERRY ACRES <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32206239 -95.60558180 S 20' LOT 6 & ALL LOT 7 BLOCK 1 CHERRY ACRES					<b>Building Permits</b> <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																																																																																																											
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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	14,280.00 x 1.25 =	17,850	
Factor Value	0		
Adjustments	224.09%		
Lot Value	40,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1024661
Total Building Area	8,000	Image Date	5/23/2023
Total Base Value	717,680	Name	IMG_0049.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	717,680		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	308,602		
Economic Depreciation			
RCNLD (All Sources)	308,602		
Depreciated Improvements			
Outbuilding Value	6,275		
Total Improvement Value	314,877		
Land Value	40,000		
Cost Approach Value	354,877	44.36/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	6,275
Miscellaneous Income		Land Value	40,000
Effective Gross Income (EGI)		Total Appraised Value	354,877
Total Expenses			44.36/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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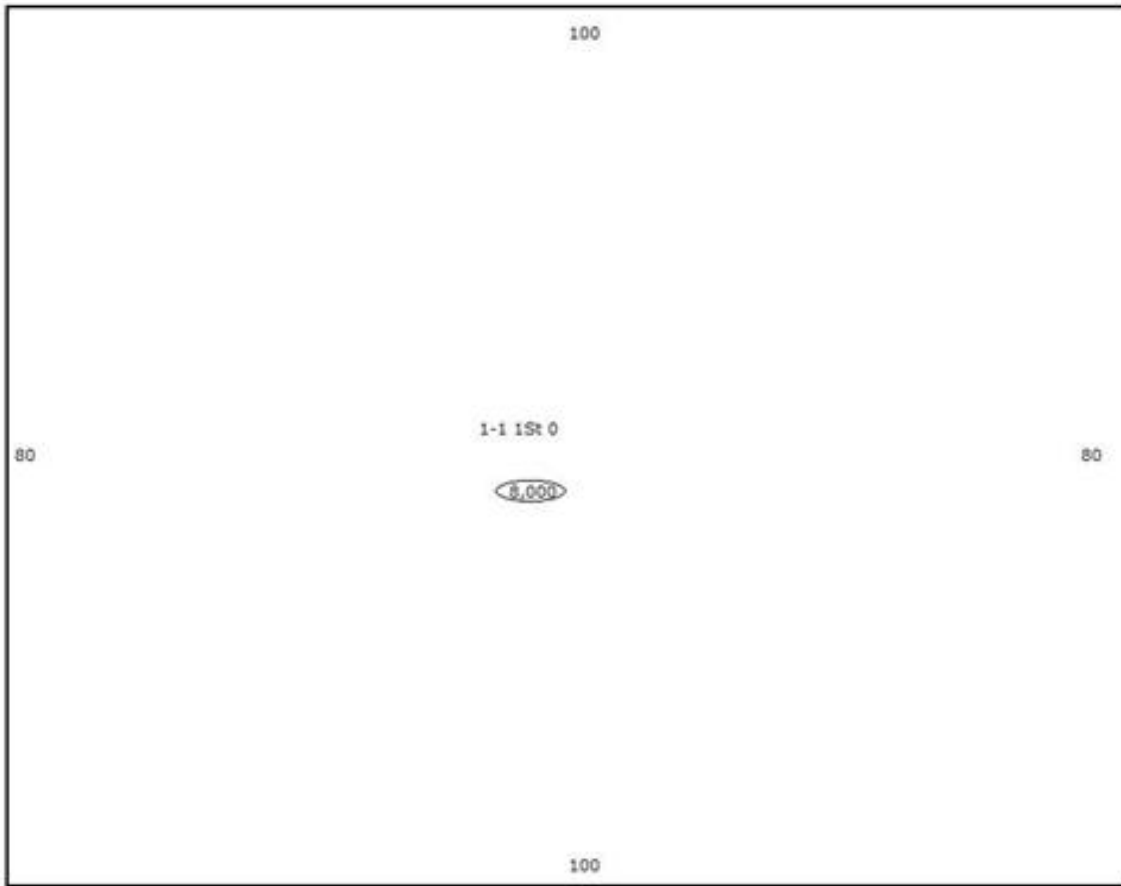
Date 04/18/2026

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### Sketch Image

660003063



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1St 0	8,000	1.000	8,000
<b>Total Building Area</b>						<b>8,000</b>		<b>8,000</b>



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Account 660003063  
Parcel ID 000000-00-0-10070-001-0007  
Cadastral ID 04-21-16-00540

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

### Building Data

Building ID 1742  
Building Sequence 1  
Occupancy 1 412 Neighborhood Shopping Ctr 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 8,000  
Average Perimeter 360  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1985  
Effective Age 21  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 7 - Package Unit  
Roof Type Gable  
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\_0049.JPG  
Image Date 5/23/2023  
Image Name IMG\_0049.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 64.61  
Wall Cost 10.37  
HVAC Cost 14.73  
Basement Cost 0.00  
Total Base Cost 89.71  
Total Area 8,000  
Base RCN 717,680  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 717,680  
Physical Depreciation 57%  
Functional Depreciation  
Total Depreciation 57% (409,078)  
Total RCNLD 308,602  
Lump Sums  
Total Building Value 308,602 \$ 38.58 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			2,784
	Qual	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.22 x 2,784)		8,964	2,689	6,275
<b>Total Site Improvement Value</b>						<b>6,275</b>