



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:10:53  
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Assessment Data					Primary Image				
Account	660003075								
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-01500								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	287873								
PI REALTY LLC									
1501 INDUSTRIAL BLVD CLAREMORE OK 74017-0000									
<b>Parcel Location</b>									
Situs	01501 INDUSTRIAL BLVD								
Subdivision									
Lot/Block	/	Parcel Size	27.513 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.32749178 -95.61128241									
TR A IN NW SW & W2 NE SW BEG: S/L SEC 4, 794.8' E SW/C & ON C/L RR NE ALG C/L RR 1730.71'; N 63-05 W 100' TO POB; N 26-55 E PAR TO C/L RR 766.99'; N 89-54 W 1477.64' TO ELY RW/RD S 5-15 E ALG SD RD 687.49', E 1067.52' TO POB & TR B, ALL THAT PT N2 N2 SW SEC 4, BEG INTER S/L SEC & C/L SL&SF RR R/W N 26-55 E ALG									
<b>Building Permits</b>									
Number	Description	Opened	Closed	Amount					
3611	COMM R7-INSTALL FNDN FOR BRAKE	01/2006	05/2009						
2367	(COM) R5 FOR IMPROVEMENTS	07/1999	03/2006						
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption					
<b>Sale History</b>									
Bk/Pg	Grantor	Date	Price	Code					
1654/505	2005 INDACQ LLC	02/02/2005	1,850,000	11					
1654/500	BAYLINER MARINE	02/01/2005	1,200,000	11					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2006	Land Value	330,120	330,120	11%	36,313	Assessed	247,409	
Year Frozen	0	Improvements	3,024,194	1,919,058		211,096	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	
TIF Project ID	0	Total Value	3,354,314	2,249,178		247,409	Total Taxable	247,409	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003075	PI REALTY LLC	17	3,364,340	0	235,628	21,779.00		
2024	2024-660003075	PI REALTY LLC	17	2,333,451	0	224,408	20,740.00		
2023	2023-660003075	PI REALTY LLC	17	3,417,187	0	213,722	19,577.00		
2022	2022-660003075	PI REALTY LLC	17	3,400,319	0	203,544	18,842.00		
2021	2021-660003075	PI REALTY LLC	17	3,119,048	0	193,852	17,117.00		
2020	2020-660003075	PI REALTY LLC	17	3,119,048	0	184,621	16,906.00		
2019	2019-660003075	PI REALTY LLC	17	1,598,452	0	175,830	16,285.00		
2018	2018-660003075	PI REALTY LLC	17	1,598,452	0	175,830	16,247.00		
2017	2017-660003075	PI REALTY LLC	17	1,598,452	0	175,830	16,148.00		
2016	2016-660003075	PI REALTY LLC	17	1,598,452	0	175,830	16,503.00		
2015	2015-660003075	PI REALTY LLC	17	1,598,452	0	175,830	15,858.00		
2014	2014-660003075	PI REALTY LLC	17	1,598,452	0	175,830	16,305.00		
2013	2013-660003075	PI REALTY LLC	17	1,598,452	0	175,830	16,090.00		





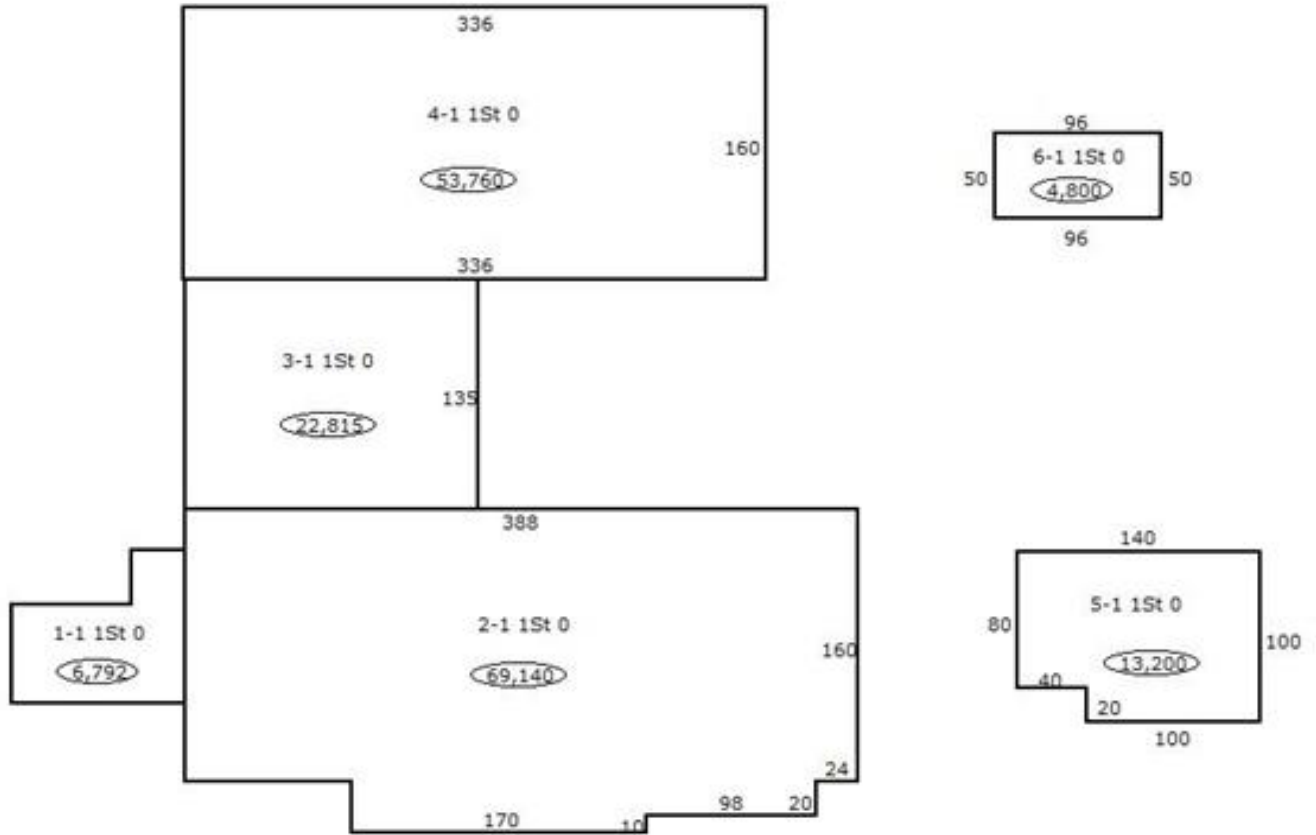
**Rogers**  
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Sketch Image

660003075



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		100	1-1 1St 0	6,792	1.000	6,792
2	C	494		100	2-1 1St 0	69,140	1.000	69,140
3	C	494		100	3-1 1St 0	22,815	1.000	22,815
4	C	494		100	4-1 1St 0	53,760	1.000	53,760
5	C	406		100	5-1 1St 0	13,200	1.000	13,200
6	C	406		100	6-1 1St 0	4,800	1.000	4,800
<b>Total Building Area</b>						<b>170,507</b>		<b>170,507</b>



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Account 660003075  
Parcel ID 21N16E-04-3-00000-000-0000  
Cadastral ID 04-21-16-01500

Tax Area Code 17  
Property Class UC  
Owners Name PI REALTY LLC

### Building Data

Building ID 1469  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,792  
Average Perimeter 380  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1980  
Effective Age 30  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 7 - Package Unit  
Roof Type  
Roof Cover  
Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1 0  
Finish Area - 1  
Finish Code - 2 0  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0027.JPG  
Image Date 6/13/2023  
Image Name IMG\_0027.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 80.00  
Wall Cost 17.57  
HVAC Cost 17.98  
Basement Cost 0.00  
Total Base Cost 115.55  
Total Area 6,792  
Base RCN 784,816  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value 441,024  
Total Replacement Cost 1,225,840  
Physical Depreciation 57%  
Functional Depreciation 10%  
Total Depreciation 61% (747,762)  
Total RCNLD 478,078  
Lump Sums 5,905  
Total Building Value 483,983 \$ 71.26 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1998	360	360	36.45	55%	5,905
<b>Total Misc Improvement</b>							<b>5,905</b>

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
683	Dry Sprinklers	Sprinkled Area	69140	69140	207,420
683	Dry Sprinklers	Sprinkled Area	22815	22815	72,324
683	Dry Sprinklers	Sprinkled Area	53760	53760	161,280
<b>Total Modifier Value</b>					<b>441,024</b>



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Cadastral ID 04-21-16-01500

Tax Area Code 17  
Property Class UC  
Owners Name PI REALTY LLC

### Building Data

Building ID 1470  
Building Sequence 2  
Occupancy 1 494 Industrials, Light Mftg. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 69,140  
Average Perimeter 1,156  
Number Of Storys 1.00  
Average Wall Ht 22.00  
Year Built 1975  
Effective Age 33  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 11 - Radiant Space Heaters  
Roof Type  
Roof Cover  
  
Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1 0  
Finish Area - 1  
Finish Code - 2 0  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0026.JPG  
Image Date 6/13/2023  
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Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 55.63  
Wall Cost 6.84  
HVAC Cost 8.13  
Basement Cost 0.00  
Total Base Cost 70.60  
Total Area 69,140  
Base RCN 4,881,284  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 4,881,284  
Physical Depreciation 76%  
Functional Depreciation 10%  
Total Depreciation 78% (3,807,402)  
Total RCNLD 1,073,882  
Lump Sums  
Total Building Value 1,073,882 \$ 15.53 Per SqFt



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Cadastral ID 04-21-16-01500

Tax Area Code 17  
Property Class UC  
Owners Name PI REALTY LLC

### Building Data

Building ID 1471  
Building Sequence 3  
Occupancy 1 494 Industrials, Light Mftg. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 22,815  
Average Perimeter 608  
Number Of Storys 1.00  
Average Wall Ht 22.00  
Year Built 1974  
Effective Age 34  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 11 - Radiant Space Heaters  
Roof Type  
Roof Cover  
Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1 0  
Finish Area - 1  
Finish Code - 2 0  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0027.JPG  
Image Date 6/13/2023  
Image Name IMG\_0027.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 55.63  
Wall Cost 10.90  
HVAC Cost 8.13  
Basement Cost 0.00  
Total Base Cost 74.66  
Total Area 22,815  
Base RCN 1,703,368  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,703,368  
Physical Depreciation 77%  
Functional Depreciation 10%  
Total Depreciation 79% (1,345,661)  
Total RCNLD 357,707  
Lump Sums  
Total Building Value 357,707 \$ 15.68 Per SqFt



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Cadastral ID 04-21-16-01500

Tax Area Code 17  
Property Class UC  
Owners Name PI REALTY LLC

### Building Data

Building ID 1472  
Building Sequence 4  
Occupancy 1 494 Industrials, Light Mftg. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 53,760  
Average Perimeter 992  
Number Of Storys 1.00  
Average Wall Ht 22.00  
Year Built 1975  
Effective Age 33  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 11 - Radiant Space Heaters  
Roof Type  
Roof Cover  
Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1 0  
Finish Area - 1  
Finish Code - 2 0  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0026.JPG  
Image Date 6/13/2023  
Image Name IMG\_0026.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 55.63  
Wall Cost 7.55  
HVAC Cost 8.13  
Basement Cost 0.00  
Total Base Cost 71.31  
Total Area 53,760  
Base RCN 3,833,626  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 3,833,626  
Physical Depreciation 76%  
Functional Depreciation 10%  
Total Depreciation 78% (2,990,228)  
Total RCNLD 843,398  
Lump Sums  
Total Building Value 843,398 \$ 15.69 Per SqFt



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Cadastral ID 04-21-16-01500

Tax Area Code 17  
Property Class UC  
Owners Name PI REALTY LLC

### Building Data

Building ID 1473  
Building Sequence 5  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 13,200  
Average Perimeter 480  
Number Of Storys 1.00  
Average Wall Ht 22.00  
Year Built 1974  
Effective Age 34  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 11 - Radiant Space Heaters  
Roof Type  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1 0  
Finish Area - 1  
Finish Code - 2 0  
Finish Area - 2

### Building Image



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Image Name IMG\_0027.JPG  
Image Date 6/13/2023  
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Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 42.51  
Wall Cost 14.88  
HVAC Cost 6.85  
Basement Cost 0.00  
Total Base Cost 64.24  
Total Area 13,200  
Base RCN 847,968  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 847,968  
Physical Depreciation 77%  
Functional Depreciation  
Total Depreciation 77% (652,935)  
Total RCNLD 195,033  
Lump Sums  
Total Building Value 195,033 \$ 14.78 Per SqFt



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Account 660003075  
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Cadastral ID 04-21-16-01500

Tax Area Code 17  
Property Class UC  
Owners Name PI REALTY LLC

### Building Data

Building ID 1474  
Building Sequence 6  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,800  
Average Perimeter 292  
Number Of Storys 1.00  
Average Wall Ht 16.00  
Year Built 1975  
Effective Age 33  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1 0  
Finish Area - 1  
Finish Code - 2 0  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0027.JPG  
Image Date 6/13/2023  
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Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 42.56  
Wall Cost 18.37  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 60.93  
Total Area 4,800  
Base RCN 292,464  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 292,464  
Physical Depreciation 76%  
Functional Depreciation  
Total Depreciation 76% (222,273)  
Total RCNLD 70,191  
Lump Sums  
Total Building Value 70,191 \$ 14.62 Per SqFt