



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:12:37
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Assessment Data					Primary Image																																																																																																																				
Account 660003079 Parcel ID 21N16E-04-3-00000-000-0000 Cadastral ID 04-21-16-01800 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326229 A&R MANAGEMENT LLC 7715 E 111TH ST STE 125 TULSA OK 74133-0000 Parcel Location Situs 01300 N INDUSTRIAL BLVD UNIT B Subdivision Lot/Block / Parcel Size 1.37 - Acres Sec/Twn/Rng 4 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32461386 -95.61285147										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>3081</td> <td>(COM) R5 FOR IMPROVEMENTS</td> <td>04/2003</td> <td>03/2004</td> <td>20,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	3081	(COM) R5 FOR IMPROVEMENTS	04/2003	03/2004	20,000																																																																																																	
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1.37		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	27,400.00 x 1.00 = 27,400		
Factor Value	0		
Adjustments			
Lot Value	27,400		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1028425
Total Building Area	17,974	Image Date	7/5/2023
Total Base Value	977,965	Name	IMG_0004.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	977,965		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	381,406		
Economic Depreciation			
RCNLD (All Sources)	381,406		
Depreciated Improvements			
Outbuilding Value	13,127		
Total Improvement Value	394,533		
Land Value	27,400		
Cost Approach Value	421,933		
			23.47/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	13,127
Miscellaneous Income		Land Value	27,400
Effective Gross Income (EGI)		Total Appraised Value	421,933
Total Expenses			23.47/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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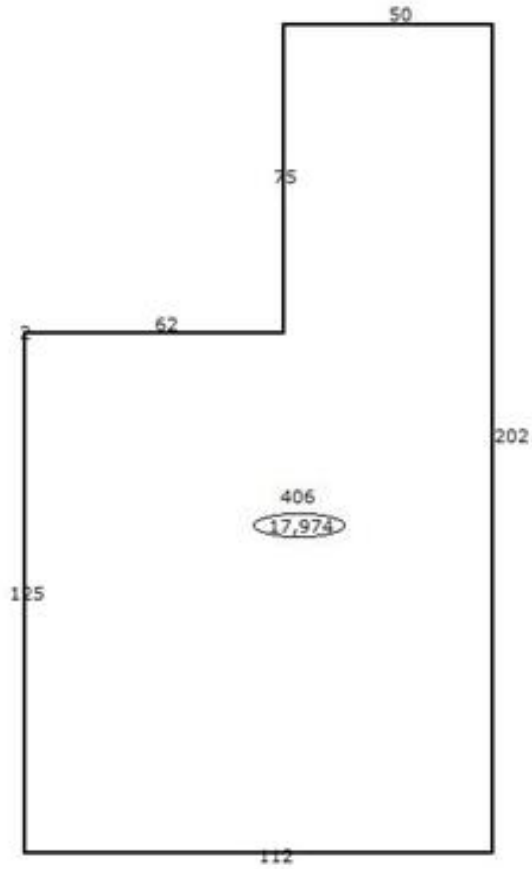
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Sketch Image

660003079



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		40	406	17,974	1.000	17,974
Total Building Area						17,974		17,974



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Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-01800

Tax Area Code 17
Property Class UC
Owners Name A&R MANAGEMENT LLC

Building Data

Building ID 4525
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 17,974
Average Perimeter 628
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 1980
Effective Age 27
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2.5 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling
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_0004.JPG
Image Date 7/5/2023
Image Name IMG_0004.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 42.48
Wall Cost 9.93
HVAC Cost 2.00
Basement Cost 0.00
Total Base Cost 54.41
Total Area 17,974
Base RCN 977,965
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 977,965
Physical Depreciation 61%
Functional Depreciation
Total Depreciation 61% (596,559)
Total RCNLD 381,406
Lump Sums
Total Building Value 381,406 \$ 21.22 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
603	Forced Air Unit	Area/Percent	25%		35,948
Total Modifier Value					35,948



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CONC PAVING - 11336SF	0x0x0			43,757
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 43,757)			43,757	30,630		13,127
Total Site Improvement Value						13,127