



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:57:35
Page 1

Assessment Data				Primary Image																																																																																																																					
Account 660003086 Parcel ID 21N16E-04-1-00000-000-0000 Cadastral ID 04-21-16-02500 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 328182 POINDEXTER PROPERTIES LLC C/O JB POINDEXTER & CO INC 600 TRAVIS ST STE 400 HOUSTON TX 77002-0000																																																																																																																									
Parcel Location Situs 02800 N LYNN RIGGS BLVD Subdivision Lot/Block / Parcel Size 20.33 - Acres Sec/Twn/Rng 4 / 21 / 16 / 1 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33382671 -95.60174273 TR IN LOTS 1 & 2 BEG: SE/C LOT 1; N 89-48-50 W ALG S/L 945.86 TO POB N 0-15 E PAR TO E/L LOT 1 642'; W 852.26' M/L TO PT ON ELY ROW/L HY 66; SWLY ALG ROW/ L, HWY, SWLY ALG ROW 728.37' TO PT INTERSECT ALG S/L LOTS 1 & 2, 1200' TO POB & PT LOT 1 & 2 BEG AT P 400' S & 284.7' W OF NE/C				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>R11</td> <td>REVAL</td> <td>09/2010</td> <td>03/2011</td> <td></td> </tr> <tr> <td>3390</td> <td>R6 FOR ADDN TO EXISTING BLDG</td> <td>11/2004</td> <td>09/2005</td> <td>20,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R11	REVAL	09/2010	03/2011		3390	R6 FOR ADDN TO EXISTING BLDG	11/2004	09/2005	20,000																																																																																																	
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Date 04/17/2026
 Time 16:57:35
 Page 2

Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p>0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 885,575.00 x .33 = 288,912</p> <p>Factor Value 0</p> <p>Adjustments 153.26%</p> <p>Lot Value 442,787</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 103,996</p> <p>Total Base Value 8,322,800</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 8,322,800</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 4,327,856</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 4,327,856</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 47,288</p> <p>Total Improvement Value 4,375,144</p> <p>Land Value 442,787</p> <p>Cost Approach Value 4,817,931 46.33/SqFt</p>	<p>Image ID 1026440</p> <p>Image Date 6/12/2023</p> <p>Name IMG_0033.JPG</p> <p>Description REVAL 2024</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 47,288</p> <p>Land Value 442,787</p> <p>Total Appraised Value 4,817,931 46.33/SqFt</p>



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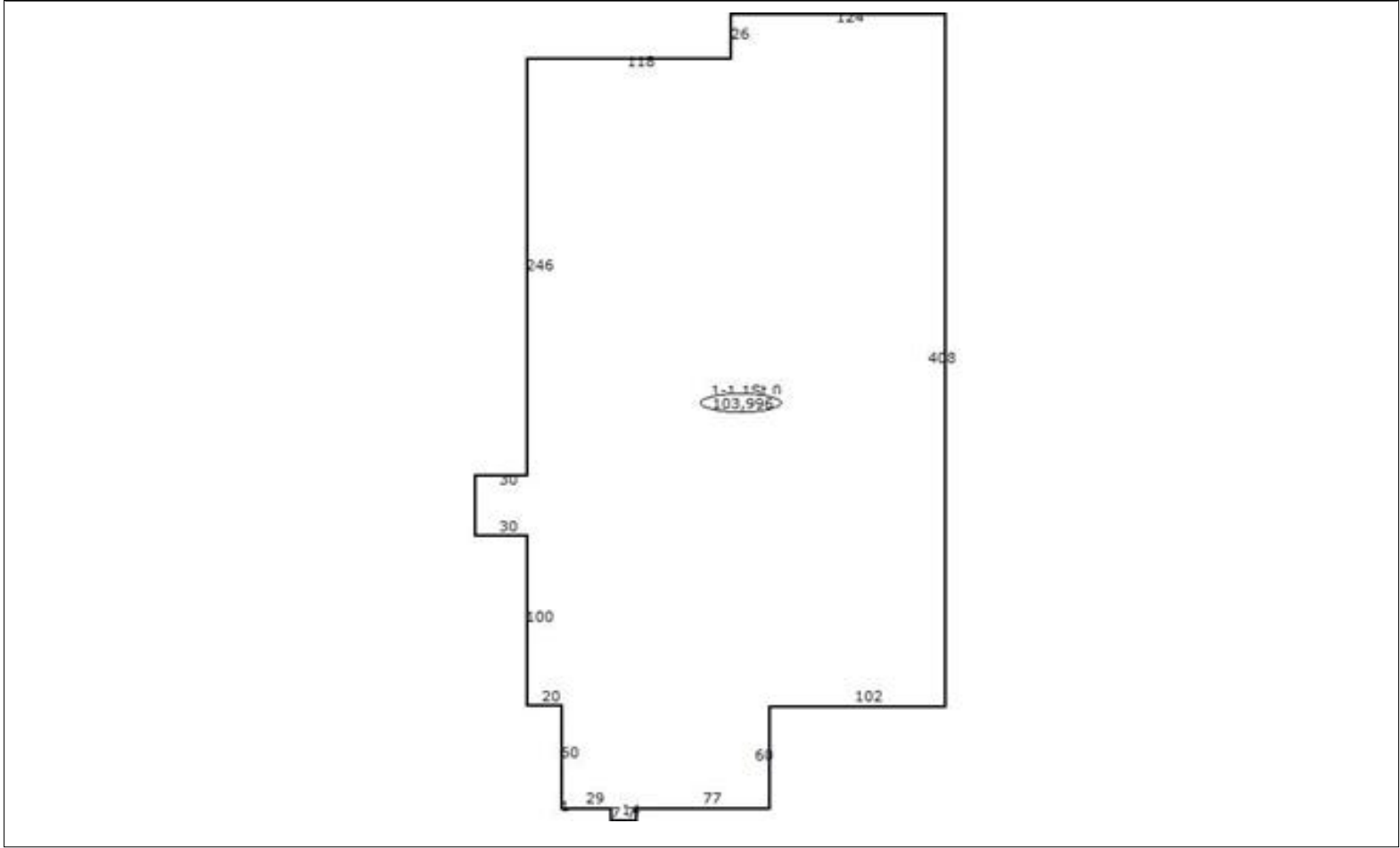
Date 04/17/2026

Time 16:57:35

Page 3

Sketch Image

660003086



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		77	1-1 1St 0	103,996	1.000	103,996
Total Building Area						103,996		103,996



Rogers

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Time 16:57:35
Page 4

Account 660003086
Parcel ID 21N16E-04-1-00000-000-0000
Cadastral ID 04-21-16-02500

Tax Area Code 17
Property Class UC
Owners Name POINDEXTER PROPERTIES LLC

Building Data

Building ID 1266
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 90%
Occupancy 2 344 Office Building 10%
Occupancy 3
Total Floor Area 103,996
Average Perimeter 1,494
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 1981
Effective Age 23
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
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_0033.JPG
Image Date 6/12/2023
Image Name IMG_0033.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 65.55
Wall Cost 4.53
HVAC Cost 9.95
Basement Cost 0.00
Total Base Cost 80.03
Total Area 103,996
Base RCN 8,322,800
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 8,322,800
Physical Depreciation 48%
Functional Depreciation
Total Depreciation 48% (3,994,944)
Total RCNLD 4,327,856
Lump Sums
Total Building Value 4,327,856 \$ 41.62 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
606	Radiant Space Heaters	Area/Percent	93%		916,580
612	Warmed and Cooled Air	Area/Percent	7%		118,637
Total Modifier Value					1,035,217



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Time 16:57:35

Page 5

660003086

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	MERCURY VAPOR LIGHT (5)	0x0x0			5,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,500)		5,500	3,520	1,980
	FLV	SIGN SFPI-150 SF	0x0x0			6,188
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 6,188)		6,188	4,022	2,166
	FLV	HOIST 5 TON (3)	0x0x0			10,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 10,500)		10,500	6,300	4,200
	FLV	TROLLEY 120'	0x0x0			7,080
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 7,080)		7,080	4,248	2,832
	FLV	FR CANOPY 30X80	0x0x0			28,800
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 28,800)		28,800	20,160	8,640
	FLV	CONC SLAB 30X80	0x0x0			12,442
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 12,442)		12,442	8,709	3,733
	FLV	MTL STG 30X66	0x0x0			39,600
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 39,600)		39,600	19,800	19,800



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Page 6

FLV	TRUCK WELL 17X36	0x0x0			7,956
Qual	Cond	Year		Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 7,956)		7,956	5,092	2,864

FLV	LOAD LEVELERS (4)	0x0x0			2,980
Qual	Cond	Year		Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 2,980)		2,980	1,907	1,073

				Total Site Improvement Value	47,288
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