



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:06:58
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003139 Parcel ID 21N16E-04-4-00000-000-0000 Cadastral ID 04-21-16-03210 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 88484 KORGAN & FORTNER PROPERTIES 1408 N FLORENCE CLAREMORE OK 74017-0000 Parcel Location Situs 01408 N FLORENCE AVE Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 4 / 21 / 16 / 4 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32319578 -95.60337092																																																																																																																									
TR BEG AT SE/C LOT 1 BLOCK 7 STONEGATE ADDITION; TH W 130'; TH N00- 02-17E 239.14'; TH S88-08-39E 130.08'; TH S00-02-17W 234.93' TO POB					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>3614</td> <td>COMM R7-3470 SQ FT BLDG</td> <td>02/2006</td> <td>05/2009</td> <td></td> </tr> <tr> <td>3383</td> <td>R6 FOR NEW REMODEL TO INTERIOR</td> <td>10/2004</td> <td>01/2006</td> <td>26,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	3614	COMM R7-3470 SQ FT BLDG	02/2006	05/2009		3383	R6 FOR NEW REMODEL TO INTERIOR	10/2004	01/2006	26,000																																																																																																	
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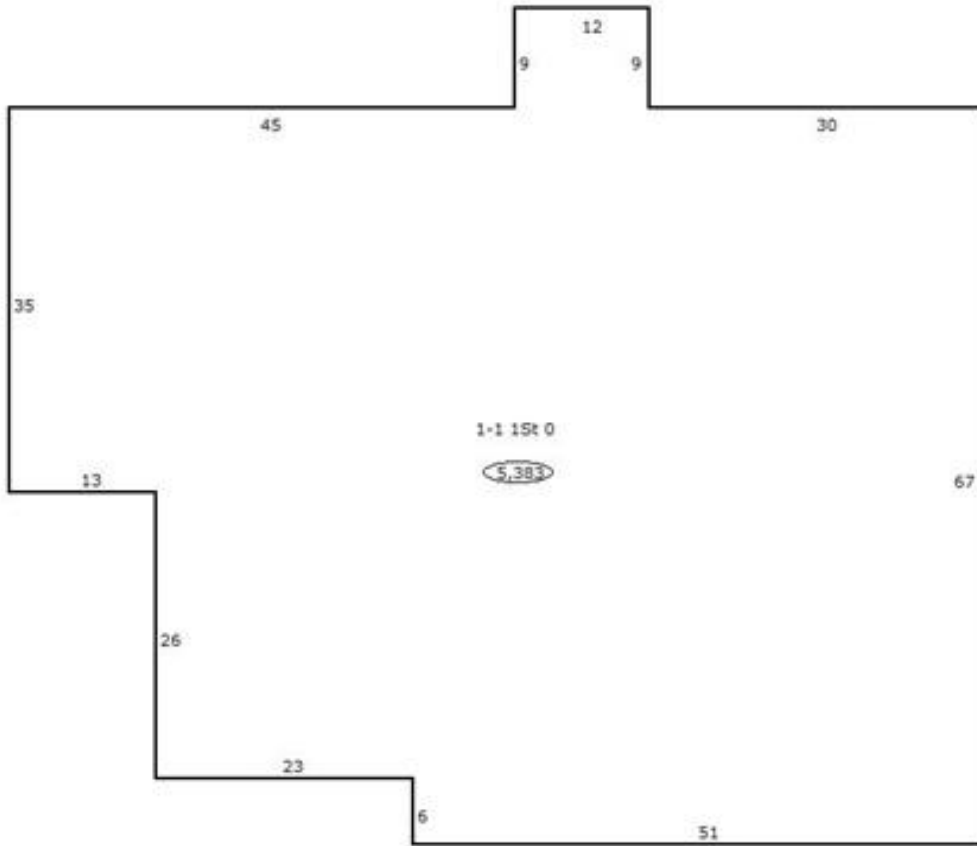
Date 04/18/2026

Time 06:06:58

Page 3

Sketch Image

660003139



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		13	1-1 1St 0	5,383	1.000	5,383
Total Building Area						5,383		5,383



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Page 4

Account 660003139
Parcel ID 21N16E-04-4-00000-000-0000
Cadastral ID 04-21-16-03210

Tax Area Code 17
Property Class UC
Owners Name KORGAN & FORTNER PROPERTIES

Building Data

Building ID 1254
Building Sequence 1
Occupancy 1 341 Medical Office 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,383
Average Perimeter 326
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1988
Effective Age 22
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2.5 - Fair
Condition 2.5 - Fair
Exterior Wall 7 - Brick, Solid
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_0034.JPG
Image Date 6/12/2023
Image Name IMG_0034.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 99.77
Wall Cost 41.98
HVAC Cost 17.82
Basement Cost 0.00
Total Base Cost 159.57
Total Area 5,383
Base RCN 858,965
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 858,965
Physical Depreciation 45%
Functional Depreciation
Total Depreciation 45% (386,534)
Total RCNLD 472,431
Lump Sums 6,109
Total Building Value 478,540 \$ 88.90 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	PAVING - CONCRETE	1988	7308	7,308	4.18	80%	6,109
Total Misc Improvement							6,109



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Time 06:06:58

Page 5

660003139

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	SLAB PORCH COVERED	32x15x0			10,200
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 10,200)		10,200	5,100	5,100
Total Site Improvement Value				5,100