



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660003217								
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-04110								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	309903								
VARDEMAN PROPERTIES LLC									
1805 N LYNN RIGGS BLVD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01805 N LYNN RIGGS BLVD								
Subdivision									
Lot/Block	/	Parcel Size	.49 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
REVAL 2024 6/12/2023									
Legal Description Lat/Long: 36.32870465 -95.60691331									
TR IN NE SW, BEG: NE/C NE SW, W 200.94' TO WLY ROW HY 66, S 8 55 W ALG ROW 45.55' TO POB, W 105.23', S 26-55 W 199.63', E 167.67' TO WLY ROW/L HWY 66, N 8-55 E 180.17' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
3859	COMM R8-NEW BLD-OUT ON VARDEM	10/2007	05/2009	32,000					
3736	COMM R8-NEW BUILD OUT ON EXISTI	10/2006	05/2009						
R6	ROLL NEW BUILDING FOR '06	02/2006	02/2006	236,700					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2333/123	VARDEMAN, ROBERT R &	06/11/2013	0	4					
1627/902	FIRST BAPTIST CHURCH	10/15/2004	125,000	YES					
1614/58	KEMP, W L &	08/19/2004	84,500	2					
895/327	CIMARRON FED SAVINGS & LOAN	09/28/1992	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2005	Land Value	96,048	96,048	11%	10,565	Assessed	45,152 4,173.40	
Year Frozen	0	Improvements	598,752	314,430		34,587	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	694,800	410,478		45,152	Total Taxable	45,152 4,173.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003217	VARDEMAN PROPERTIES LLC	17	688,291	0	43,002	3,975.00		
2024	2024-660003217	VARDEMAN PROPERTIES LLC	17	574,344	0	40,954	3,785.00		
2023	2023-660003217	VARDEMAN PROPERTIES LLC	17	624,376	0	39,004	3,573.00		
2022	2022-660003217	VARDEMAN PROPERTIES LLC	17	624,101	0	37,147	3,439.00		
2021	2021-660003217	VARDEMAN PROPERTIES LLC	17	483,482	0	35,378	3,124.00		
2020	2020-660003217	VARDEMAN PROPERTIES LLC	17	483,482	0	33,693	3,085.00		
2019	2019-660003217	VARDEMAN PROPERTIES LLC	17	496,947	0	32,089	2,972.00		
2018	2018-660003217	VARDEMAN PROPERTIES LLC	17	477,047	0	30,561	2,824.00		
2017	2017-660003217	VARDEMAN PROPERTIES LLC	17	477,047	0	29,106	2,673.00		
2016	2016-660003217	VARDEMAN PROPERTIES LLC	17	252,000	0	27,720	2,602.00		
2015	2015-660003217	VARDEMAN PROPERTIES LLC	17	252,000	0	27,720	2,500.00		
2014	2014-660003217	VARDEMAN PROPERTIES LLC	17	252,000	0	27,720	2,570.00		
2013	2013-660003217	VARDEMAN PROPERTIES LLC	17	252,000	0	27,720	2,537.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0.49		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	96,048.00 x 1.00 = 96,048		
Factor Value	0		
Adjustments			
Lot Value	96,048		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026438
Total Building Area	4,560	Image Date	6/12/2023
Total Base Value	615,418	Name	IMG_0035.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	615,418		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	560,030		
Economic Depreciation			
RCNLD (All Sources)	560,030		
Depreciated Improvements			
Outbuilding Value	38,722		
Total Improvement Value	598,752		
Land Value	96,048		
Cost Approach Value	694,800	152.37/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	38,722
Miscellaneous Income		Land Value	96,048
Effective Gross Income (EGI)		Total Appraised Value	694,800
Total Expenses			152.37/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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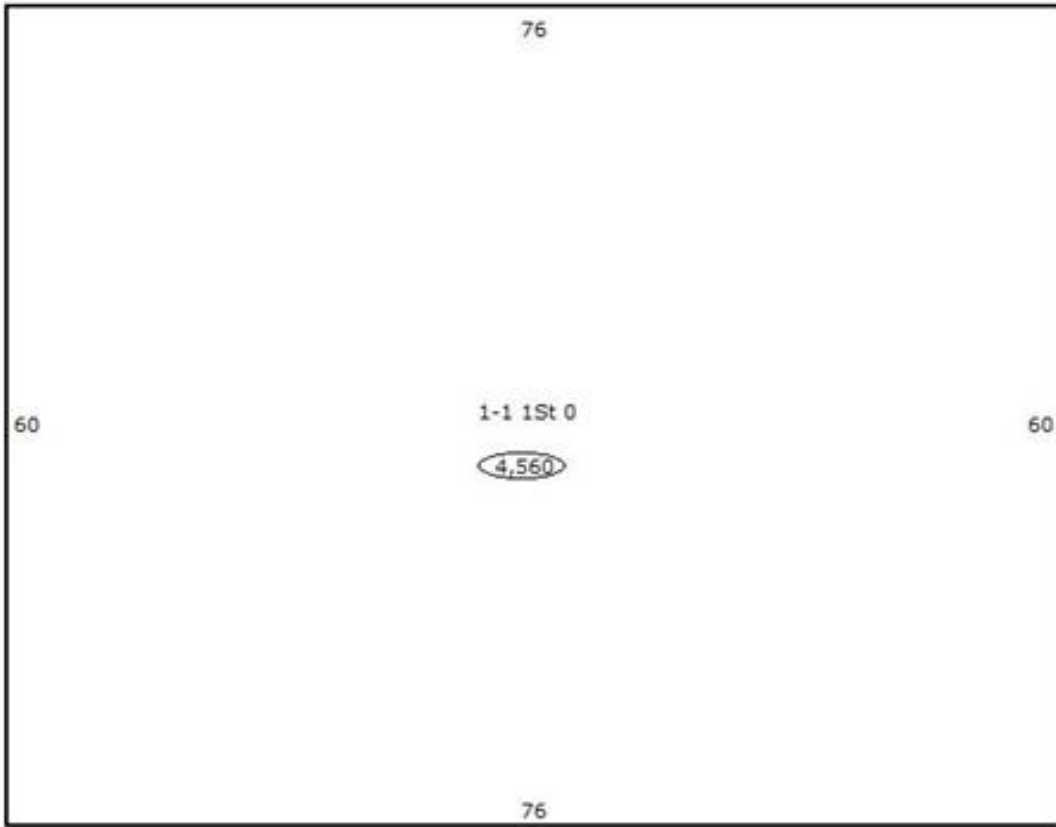
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	1-1 1St 0	4,560	1.000	4,560
Total Building Area						4,560		4,560



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Account 660003217
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-04110

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

Building Data

Building ID 1913
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,560
Average Perimeter 272
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2005
Effective Age 11
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover
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_0035.JPG
Image Date 6/12/2023
Image Name IMG_0035.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 87.19
Wall Cost 26.87
HVAC Cost 20.90
Basement Cost 0.00
Total Base Cost 134.96
Total Area 4,560
Base RCN 615,418
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 615,418
Physical Depreciation 9%
Functional Depreciation
Total Depreciation 9% (55,388)
Total RCNLD 560,030
Lump Sums
Total Building Value 560,030 \$ 122.81 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			4,400
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.96 x 4,400)		13,024	1,302	11,722
FLV		SLAB PORCH COVERED	5x2x0			2,250
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 2,250)		2,250	225	2,025
FLV		DBL PAINTED MTL SIGN 2 @ 2*5	0x0x0			1,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,500)		1,500	150	1,350
FLV		FR CNPY 1000 SF	0x0x0			21,250
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 21,250)		21,250	2,125	19,125
FLV		SLAB PORCH COVERED	0x0x0			5,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,000)		5,000	500	4,500
Total Site Improvement Value						38,722