



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:11:30
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Assessment Data					Primary Image																																																																																																																				
Account 660003218 Parcel ID 21N16E-04-3-00000-000-0000 Cadastral ID 04-21-16-04200 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313716 HINDS, STONEY R & GINGER D 9500 E 510 RD CLAREMORE OK 74019-0000 Parcel Location Situs 00812 W BLUE STARR DR Subdivision Lot/Block / Parcel Size .38 - Acres Sec/Twn/Rng 4 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32213555 -95.61431312 TR IN SW SW SW BEG: 203' E SW/C; N 184.50'; W 90'; S 184.50'; TO S/L; E 90' TO POB																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	16553		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	82,765.00 x 1.00 =	82,765	
Factor Value	0		
Adjustments			
Lot Value	82,765		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1030619
Total Building Area	2,800	Image Date	8/14/2023
Total Base Value	276,220	Name	IMG_0012.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	276,220		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	174,019		
Economic Depreciation			
RCNLD (All Sources)	174,019		
Depreciated Improvements			
Outbuilding Value	10,343		
Total Improvement Value	184,362		
Land Value	82,765		
Cost Approach Value	267,127	95.40/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	10,343
Miscellaneous Income		Land Value	82,765
Effective Gross Income (EGI)		Total Appraised Value	267,127
Total Expenses			95.40/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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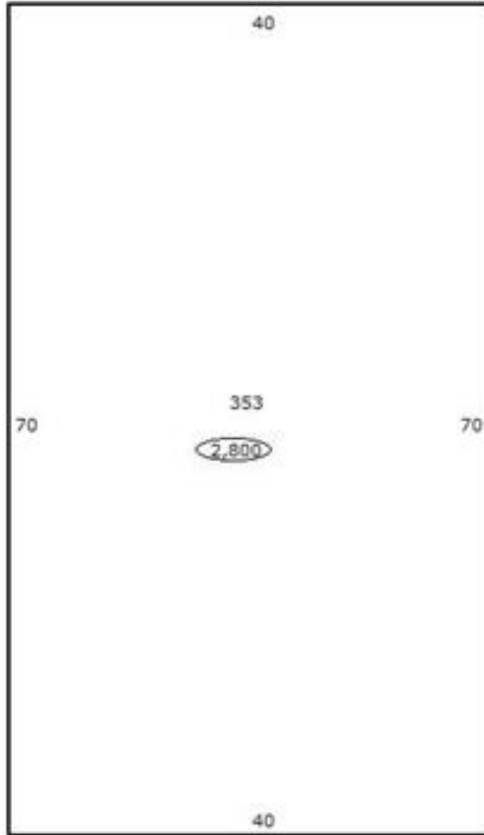
Date 04/18/2026

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Sketch Image

660003218



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	353	2,800	1.000	2,800
Total Building Area						2,800		2,800



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Account 660003218
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-04200

Tax Area Code 17
Property Class UC
Owners Name HINDS, STONEY R & GINGER D

Building Data

Building ID 1213
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,800
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1980
Effective Age 23
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 92 - Stud Stucco
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_0012.JPG
Image Date 8/14/2023
Image Name IMG_0012.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 58.46
Wall Cost 25.46
HVAC Cost 14.73
Basement Cost 0.00
Total Base Cost 98.65
Total Area 2,800
Base RCN 276,220
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 276,220
Physical Depreciation 37%
Functional Depreciation
Total Depreciation 37% (102,201)
Total RCNLD 174,019
Lump Sums
Total Building Value 174,019 \$ 62.15 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			3,600
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 3,600)		15,912	5,569	10,343
Total Site Improvement Value				10,343