



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	660003221								
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-04500								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	327896								
1402 NLR LLC									
1895 HOLLY CREEK RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01704 N LYNN RIGGS BLVD								
Subdivision									
Lot/Block	/	Parcel Size	1.55 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
REVAL 2024 6/12/2023									
Legal Description					Building Permits				
Lat/Long: 36.32691694 -95.60609877					Number	Description	Opened	Closed	Amount
TR IN E2 NE SW, BEG: 494' N OF SE/C; N 326' W TO E/L HY 66 SWLY ALG SD E/L TO PT DUE W OF POB; E TO POB & TR IN E2 NE SW BEG 322' N OF SE/C THEREOF; N 172' TO PT; W TO E/L HWY 66; SWLY ALG SD E/L TO PT DUE W OF POB; DUE E TO POB LESS TR DESC COMM SE/C E2 NE SW; N					BLDPC180152R18-	NEW STORE	10/2018	01/2019	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CLAREMORE 2586 LLC	06/13/2019	1,478,500	WG
					2696/443	POST, RANDY & PATTI &	03/06/2018	85,000	YES
					2370/658	CHAMBERS, NANCY J	11/25/2013	43,500	YES
					2270/696	BERRY, NANCY MARGARET LIFE EST	09/07/2012	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2020	Land Value	207,632	207,632	11%	22,840	Assessed	122,938	11,363.16
Year Frozen	0	Improvements	909,985	909,985		100,098	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,117,617	1,117,617		122,938	Total Taxable	122,938	11,363.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003221	1402 NLR LLC	17	1,149,474	0	126,442	11,687.00		
2024	2024-660003221	1402 NLR LLC	17	1,231,534	0	125,413	11,591.00		
2023	2023-660003221	1402 NLR LLC	17	1,085,824	0	119,441	10,941.00		
2022	2022-660003221	1402 NLR LLC	17	564,415	0	62,086	5,747.00		
2021	2021-660003221	1402 NLR LLC	17	1,363,520	0	149,987	13,244.00		
2020	2020-660003221	1402 NLR LLC	17	1,363,520	0	149,987	13,734.00		
2019	2019-660003221	1402 NLR LLC	17	973,282	0	107,061	9,916.00		
2018	2018-660003221	CLAREMORE 2586 LLC	17	43,500	0	4,785	442.00		
2017	2017-660003221	POST, RANDY & PATTI &	17	43,500	0	4,785	439.00		
2016	2016-660003221	POST, RANDY & PATTI &	17	43,500	0	4,785	449.00		
2015	2015-660003221	POST, RANDY & PATTI &	17	43,500	0	4,785	432.00		
2014	2014-660003221	POST, RANDY & PATTI &	17	43,500	0	4,785	444.00		
2013	2013-660003221	CHAMBERS, NANCY J	17	90,500	0	9,955	911.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	64,430.00 x 1.01 =	64,885	
Factor Value	0		
Adjustments	320%		
Lot Value	207,632		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026437
Total Building Area	10,640	Image Date	6/12/2023
Total Base Value	928,553	Name	IMG_0036.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	928,553		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	863,554		
Economic Depreciation			
RCNLD (All Sources)	863,554		
Depreciated Improvements			
Outbuilding Value	46,431		
Total Improvement Value	909,985		
Land Value	207,632		
Cost Approach Value	1,117,617	105.04/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	46,431
Miscellaneous Income		Land Value	207,632
Effective Gross Income (EGI)		Total Appraised Value	1,117,617 105.04/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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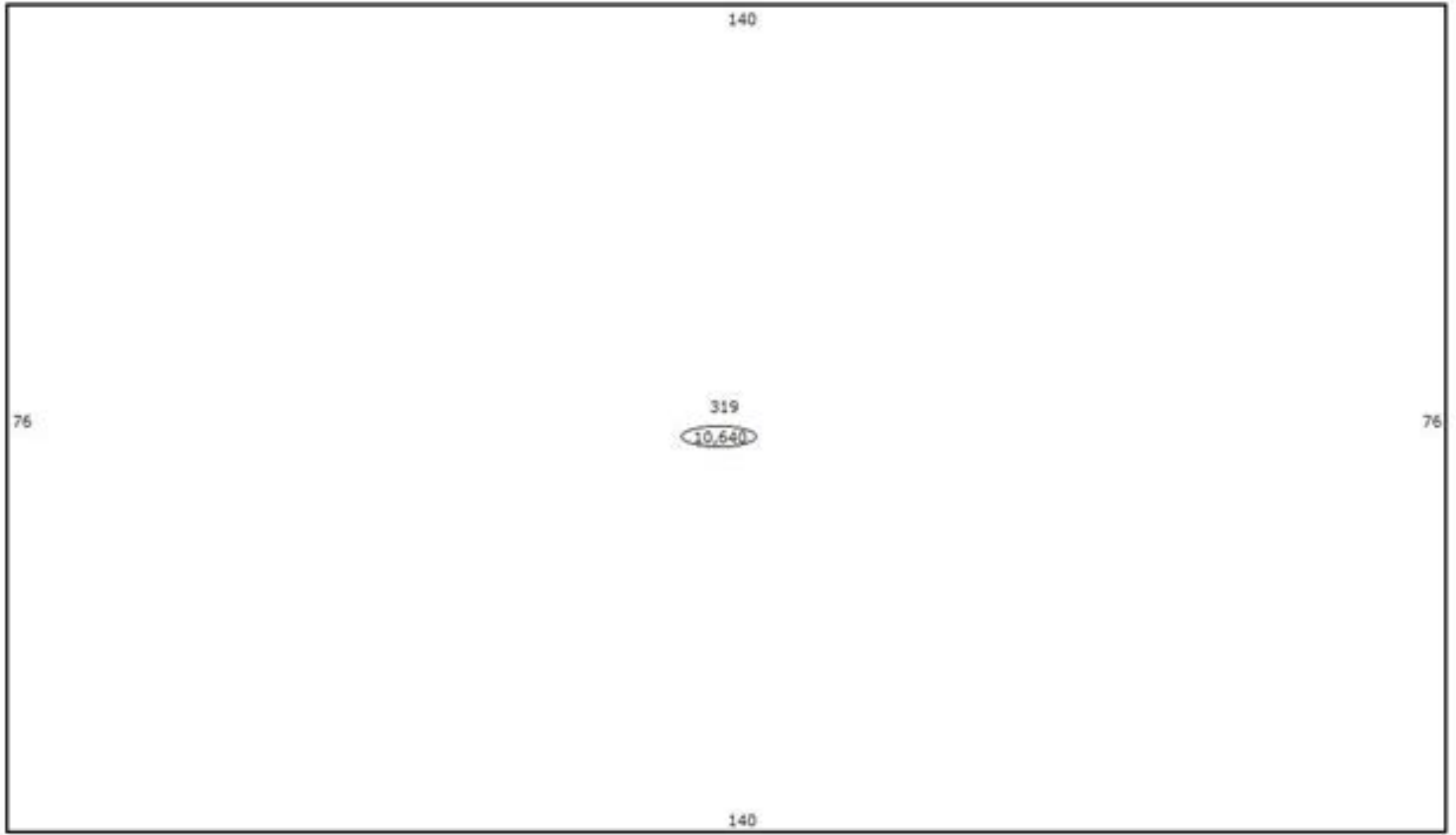
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		13	319	10,640	1.000	10,640
Total Building Area						10,640		10,640



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Account 660003221
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-04500

Tax Area Code 17
Property Class UC
Owners Name 1402 NLR LLC

Building Data

Building ID 4322
Building Sequence 1
Occupancy 1 319 Discount Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,640
Average Perimeter
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2018
Effective Age 4
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 10 - Complete HVAC
Roof Type Flat
Roof Cover Composition Roll

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_0036.JPG
Image Date 6/12/2023
Image Name IMG_0036.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 64.42
Wall Cost 0.00
HVAC Cost 22.85
Basement Cost 0.00
Total Base Cost 87.27
Total Area 10,640
Base RCN 928,553
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 928,553
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (64,999)
Total RCNLD 863,554
Lump Sums
Total Building Value 863,554 \$ 81.16 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Asphalt Drive	260x90x0			23,400
	Qual	2.5	Cond 2.5	Year 2018	Eff Age 5	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.57 x 23,400)		60,138	25,258	34,880
FLV		LIGHTS-SODIUM 6	0x0x0			7,590
	Qual		Cond	Year 2018	Eff Age 4	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 7,590)		7,590	1,139	6,451
FLV		SIGNS	0x0x0			6,000
	Qual		Cond	Year 2018	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 6,000)		6,000	900	5,100
Total Site Improvement Value						46,431