



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:07:24
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Assessment Data					Primary Image									
Account	660003223													
Parcel ID	21N16E-04-3-00000-000-0000													
Cadastral ID	04-21-16-04700													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	17 - CLAREMORE OT													
Name ID	339389													
MD HOSSAIN INC														
600 W BLUE STARR DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00600 W BLUE STARR DR													
Subdivision														
Lot/Block	/	Parcel Size	1.29 - Acres											
Sec/Twn/Rng	4 / 21 / 16 / 3													
Neighborhood	90000 - COMMERCIAL													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32223108 -95.61082011														
TR IN SW BEG AT PT 1019.06' E OF SW/C SW, SD PT BEING THE INTERS OF ELY ROW/L OLD HWY 66 & S/L SW, TH N 26-55 E ALG ELY ROW/L OLD HWY 66 306.64', TH S 63-05-00" E 187.33' TO WLY ROW/L OF NEW HWY 66, TH S 27-42-19" ON TANGENT BEARING 0.00' TO POINT OF CURVE; TH SWLY ALG WLY ROW/L, CURVE TO LEFT CENTRAL														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	TC MIDWEST LLC	08/22/2022	1,090,000	YES					
					2702/704	PATRIOT FUELS & INVESTMENTS INC	04/04/2018	1,220,000	YES					
					995/687	ALLTON, CHARLES PERRY &	07/11/1995	132,500	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2023		Land Value	469,980	469,980	11%	51,698	Assessed	117,511	10,861.54				
Year Frozen	0		Improvements	801,393	598,306		65,813	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00				
TIF Project ID	0		Total Value	1,271,373	1,068,286		117,511	Total Taxable	117,511	10,862.00				
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660003223	MD HOSSAIN INC			17	1,295,177	0	111,916	10,344.00					
2024	2024-660003223	MD HOSSAIN INC			17	968,968	0	106,586	9,851.00					
2023	2023-660003223	MD HOSSAIN INC			17	1,090,000	0	119,900	10,983.00					
2022	2022-660003223	MD HOSSAIN INC			17	1,080,304	0	118,833	11,000.00					
2021	2021-660003223	TC MIDWEST LLC			17	1,283,828	0	141,221	12,470.00					
2020	2020-660003223	TC MIDWEST LLC			17	1,283,828	0	134,796	12,343.00					
2019	2019-660003223	TC MIDWEST LLC			17	1,167,069	0	128,378	11,890.00					
2018	2018-660003223	TC MIDWEST LLC			17	811,065	0	89,217	8,244.00					
2017	2017-660003223	PATRIOT FUELS & INVESTMENTS INC			17	811,065	0	89,217	8,194.00					
2016	2016-660003223	PATRIOT FUELS & INVESTMENTS INC			17	721,233	0	79,336	7,446.00					
2015	2015-660003223	PATRIOT FUELS & INVESTMENTS			17	721,233	0	79,336	7,155.00					
2014	2014-660003223	PATRIOT FUELS & INVESTMENTS			17	721,233	0	79,336	7,357.00					
2013	2013-660003223	PATRIOT FUELS & INVESTMENTS			17	941,866	0	75,558	6,914.00					




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Lot Data	Primary Image																																						
<table> <tr><td>Lot Size</td><td>0 x 0</td></tr> <tr><td>Lot Count</td><td>0</td></tr> <tr><td>Units Buildable</td><td>56192</td></tr> <tr><td>Non-Ag Acres</td><td>0</td></tr> <tr><td>Topography</td><td></td></tr> <tr><td>Street Access</td><td></td></tr> <tr><td>Utilities</td><td></td></tr> <tr><td>Amenities</td><td>0</td></tr> <tr><td></td><td>0</td></tr> <tr><td>Value Model</td><td>1482 (UNITS BUILDABLE)</td></tr> <tr><td>Value Method</td><td>Units-Buildable</td></tr> <tr><td>Base Lot Value</td><td>450,000.00 x 1.00 = 450,000</td></tr> <tr><td>Factor Value</td><td>0</td></tr> <tr><td>Adjustments</td><td>104.44%</td></tr> <tr><td>Lot Value</td><td>469,980</td></tr> </table>	Lot Size	0 x 0	Lot Count	0	Units Buildable	56192	Non-Ag Acres	0	Topography		Street Access		Utilities		Amenities	0		0	Value Model	1482 (UNITS BUILDABLE)	Value Method	Units-Buildable	Base Lot Value	450,000.00 x 1.00 = 450,000	Factor Value	0	Adjustments	104.44%	Lot Value	469,980									
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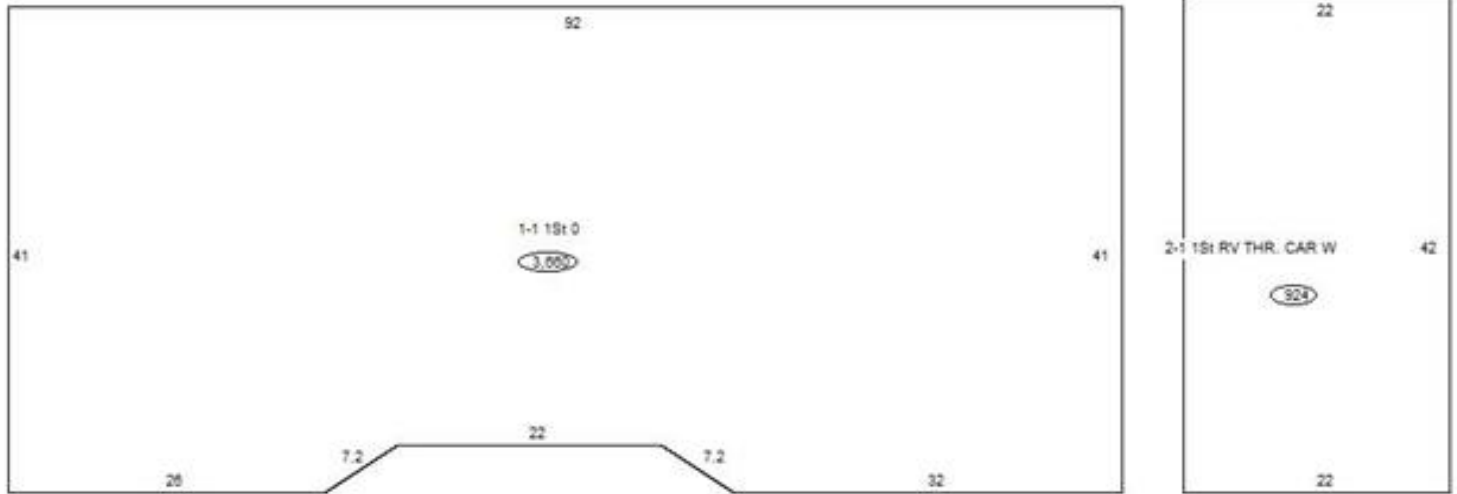
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Sketch Image

660003223



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	419		13	1-1 1St 0	3,660	1.000	3,660
2	C	298		13	2-1 1St RV THR. CAR W	924	1.000	924
Total Building Area						4,584		4,584



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Account 660003223
 Parcel ID 21N16E-04-3-00000-000-0000
 Cadastral ID 04-21-16-04700

Tax Area Code 17
 Property Class UC
 Owners Name MD HOSSAIN INC

Building Data

Building ID 1240
 Building Sequence 1
 Occupancy 1 419 Convenience Market 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,660
 Average Perimeter 268
 Number Of Storys 1.00
 Average Wall Ht 10.00
 Year Built 1998
 Effective Age 14
 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 12 - Concrete Block
 Heating/Cooling 7 - Package Unit
 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_0019.JPG
 Image Date 6/13/2023
 Image Name IMG_0019.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 67.61
 Wall Cost 33.67
 HVAC Cost 14.93
 Basement Cost 0.00
 Total Base Cost 116.21
 Total Area 3,660
 Base RCN 425,329
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 425,329
 Physical Depreciation 24%
 Functional Depreciation
 Total Depreciation 24% (102,079)
 Total RCNLD 323,250
 Lump Sums
 Total Building Value 323,250 \$ 88.32 Per SqFt



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Account 660003223
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-04700

Tax Area Code 17
Property Class UC
Owners Name MD HOSSAIN INC

Building Data

Building ID 1241
Building Sequence 2
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 924
Average Perimeter 128
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1998
Effective Age 15
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



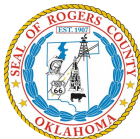
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Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 65.40
Wall Cost 69.32
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 148.42
Total Area 924
Base RCN 137,140
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 137,140
Physical Depreciation 20%
Functional Depreciation
Total Depreciation 20% (27,428)
Total RCNLD 109,712
Lump Sums
Total Building Value 109,712 \$ 118.74 Per SqFt



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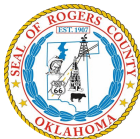
Time 06:07:24

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660003223

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
FLV	AL CANOPY - 344 SF		0x0x0			5,614
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 5,614)				5,614	1,460	4,154
FLV	CS UNDER CNPY 10X92		0x0x0			5,299
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 5,299)				5,299	1,378	3,921
FLV	TANK-UNDERGROUND 8,000 GAL		0x0x0			20,250
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 20,250)				20,250	5,265	14,985
FLV	TANK UNDERGROUND-12,000 GAL		0x0x0			27,750
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 27,750)				27,750	7,215	20,535
FLV	LIGHT POLE 6@20'		0x0x0			8,400
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 8,400)				8,400	2,184	6,216
FLV	MERCURY VAPOR LIGHTS (9)		0x0x0			9,900
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 9,900)				9,900	2,574	7,326
FLV	GAS CANOPY 34X140		0x0x0			126,140
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 126,140)				126,140	32,796	93,344



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FLV	DISPENSER TWIN-ELEC (5)	0x0x0			25,750
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 25,750)		25,750	6,695	19,055

FLV	DBL SDE OPERATION (5)	0x0x0			22,500
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 22,500)		22,500	5,850	16,650

FLV	SIGN-DFPI 48SF	0x0x0			8,640
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 8,640)		8,640	2,246	6,394

FLV	SIGN SFPI-18SF	0x0x0			2,880
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 2,880)		2,880	749	2,131

FLV	SEC EQUIP-MONITOR/CAMERA	0x0x0			5,460
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 5,460)		5,460	1,420	4,040

FLV	SEC EQUIP-ADDNL CAMERAS (4)	0x0x0			10,240
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 10,240)		10,240	2,662	7,578

FLV	BR SIGN SUPPORT	0x0x0			2,000
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 2,000)		2,000		2,000



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FLV	CONC PAVING 31,120 SF	0x0x0			120,123
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 120,123)		120,123	31,232	88,891

FLV	PIPING PER TANK (2)	0x0x0			1,600
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 1,600)		1,600	416	1,184

FLV	PIPING PER DISPENSER (5)	0x0x0			6,000
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 6,000)		6,000	1,560	4,440

FLV	PUMPS PER TANK (2)	0x0x0			3,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,400)		3,400	884	2,516

FLV	TANK MONITOR (1)	0x0x0			15,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 15,400)		15,400	4,004	11,396

FLV	POINT OF PURCHASE (10)	0x0x0			31,500
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 31,500)		31,500	8,190	23,310

FLV	TOTALIZERS (10)	0x0x0			18,000
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 18,000)		18,000	4,680	13,320



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FLV	MIXED PRODUCT PER HOSE (10)	0x0x0			4,000
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 4,000)		4,000	1,040	2,960

FLV	CARWASH-ROBO	0x0x0			60,425
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 60,425)		60,425	48,340	12,085

Total Site Improvement Value				368,431
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