



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:11:06
 Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------|-----------|-----------|---------------|----------------------------|---------------|---------------|-------------|--|--|--|--|--|
| Account | 660003227 | | | | | | | | | | | | | |
| Parcel ID | 21N16E-04-2-00000-000-0000 | | | | | | | | | | | | | |
| Cadastral ID | 04-21-16-05100 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | UC | VI Area | 1 | | | | | | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | | | | | | |
| Name ID | 336426 | | | | | | | | | | | | | |
| SCOTT THOMAS HOLDINGS LLC | | | | | | | | | | | | | | |
| 2924 BROWNE STONE RD OKLAHOMA CITY OK 73120-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 02211 E L ANDERSON BLVD | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 5 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 4 / 21 / 16 / 2 | | | | | | | | | | | | | |
| Neighborhood | 90000 - COMMERCIAL | | | | | | | | | | | | | |
| School District | S001 - CLAREMORE SCHOOLS | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.33225599 -95.61163978 | | | | | | | | | | | | | | |
| E 5 AC N2 N2 SW NW LYING BETWEEN CO RD & C/L OF GRDA EASEMENT | | | | | | | | | | | | | | |
| 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 | | | | | |
| | | | | | / | 2211 ANDERSON HOLDINGS LLC | 11/01/2021 | 1,400,000 | YES | | | | | |
| | | | | | / | WITT, JACQUELINE T-TRUST | 01/26/2021 | 0 | 4 | | | | | |
| | | | | | 862/372 | | | 385,000 | No | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | |
| Remove Cap | 2022 | Land Value | 100,000 | 100,000 | 11% | 11,000 | Assessed | 81,205 | 7,505.78 | | | | | |
| Year Frozen | 0 | Improvements | 1,174,255 | 638,225 | | 70,205 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | |
| TIF Project ID | 0 | Total Value | 1,274,255 | 738,225 | | 81,205 | Total Taxable | 81,205 | 7,506.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | |
| 2025 | 2025-660003227 | SCOTT THOMAS HOLDINGS LLC | | | 17 | 1,355,551 | 0 | 77,338 | 7,148.00 | | | | | |
| 2024 | 2024-660003227 | SCOTT THOMAS HOLDINGS LLC | | | 17 | 669,593 | 0 | 73,655 | 6,807.00 | | | | | |
| 2023 | 2023-660003227 | SCOTT THOMAS HOLDINGS LLC | | | 17 | 1,400,000 | 0 | 154,000 | 14,106.00 | | | | | |
| 2022 | 2022-660003227 | SCOTT THOMAS HOLDINGS LLC | | | 17 | 1,333,926 | 0 | 146,732 | 13,583.00 | | | | | |
| 2021 | 2021-660003227 | 2211 ANDERSON HOLDINGS LLC | | | 17 | 972,276 | 0 | 106,950 | 9,444.00 | | | | | |
| 2020 | 2020-660003227 | WITT, JACQUELINE T-TRUST | | | 17 | 972,276 | 0 | 106,021 | 9,708.00 | | | | | |
| 2019 | 2019-660003227 | WITT, JACQUELINE T-TRUST | | | 17 | 991,534 | 0 | 100,972 | 9,352.00 | | | | | |
| 2018 | 2018-660003227 | WITT, JACQUELINE T-TRUST | | | 17 | 920,340 | 0 | 96,164 | 8,886.00 | | | | | |
| 2017 | 2017-660003227 | WITT, JACQUELINE T | | | 17 | 920,340 | 0 | 91,585 | 8,411.00 | | | | | |
| 2016 | 2016-660003227 | WITT, JACQUELINE T | | | 17 | 792,943 | 0 | 87,224 | 8,187.00 | | | | | |
| 2015 | 2015-660003227 | WITT, JACQUELINE T | | | 17 | 792,943 | 0 | 87,224 | 7,867.00 | | | | | |
| 2014 | 2014-660003227 | WITT, JACQUELINE T | | | 17 | 792,943 | 0 | 87,224 | 8,088.00 | | | | | |
| 2013 | 2013-660003227 | WITT, JACQUELINE T | | | 17 | 792,943 | 0 | 87,224 | 7,982.00 | | | | | |



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| Lot Data | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------|---------------------------|--------|----------------------|-----------|------------------------------|---|-------------------|--|----------------------------|-----------|-----------------------------|----|--------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------|-------------------------|--------------------------|-----------------|-------------------|-----------------------------|-------------------------|-----------|-------------|---------|---------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|------------|-----------|------|--------------|-------------|------------|
| <table border="0"> <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>5</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>100,000.00 x 1.00 = 100,000</td></tr> <tr><td>Factor Value</td><td>0</td></tr> <tr><td>Adjustments</td><td></td></tr> <tr><td>Lot Value</td><td>100,000</td></tr> </table> | Lot Size | 0 x 0 | Lot Count | 0 | Units Buildable | 5 | Non-Ag Acres | 0 | Topography | | Street Access | | Utilities | | Amenities | 0 | | 0 | Value Model | 1482 (UNITS BUILDABLE) | Value Method | Units-Buildable | Base Lot Value | 100,000.00 x 1.00 = 100,000 | Factor Value | 0 | Adjustments | | Lot Value | 100,000 | | | | | | | | | |
| Lot Size | 0 x 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot Count | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Units Buildable | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-Ag Acres | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Topography | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Street Access | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amenities | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Value Model | 1482 (UNITS BUILDABLE) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Value Method | Units-Buildable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Base Lot Value | 100,000.00 x 1.00 = 100,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Factor Value | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adjustments | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot Value | 100,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cost Approach | Image Information | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <tr><td>Manual Date</td><td>01/2025</td></tr> <tr><td>Total Building Area</td><td>38,400</td></tr> <tr><td>Total Base Value</td><td>3,204,096</td></tr> <tr><td>Modifier Value</td><td></td></tr> <tr><td>Misc Improvements</td><td></td></tr> <tr><td>Replacement Cost New</td><td>3,204,096</td></tr> <tr><td>Phys/Func Depreciation Loss</td><td>()</td></tr> <tr><td>RCN Less Phys/Func</td><td>1,153,475</td></tr> <tr><td>Economic Depreciation</td><td></td></tr> <tr><td>RCNLD (All Sources)</td><td>1,153,475</td></tr> <tr><td>Depreciated Improvements</td><td></td></tr> <tr><td>Outbuilding Value</td><td>20,780</td></tr> <tr><td>Total Improvement Value</td><td>1,174,255</td></tr> <tr><td>Land Value</td><td>100,000</td></tr> <tr><td>Cost Approach Value</td><td>1,274,255 33.18/SqFt</td></tr> </table> | Manual Date | 01/2025 | Total Building Area | 38,400 | Total Base Value | 3,204,096 | Modifier Value | | Misc Improvements | | Replacement Cost New | 3,204,096 | Phys/Func Depreciation Loss | () | RCN Less Phys/Func | 1,153,475 | Economic Depreciation | | RCNLD (All Sources) | 1,153,475 | Depreciated Improvements | | Outbuilding Value | 20,780 | Total Improvement Value | 1,174,255 | Land Value | 100,000 | Cost Approach Value | 1,274,255 33.18/SqFt | <table border="0"> <tr><td>Image ID</td><td>1026703</td></tr> <tr><td>Image Date</td><td>6/13/2023</td></tr> <tr><td>Name</td><td>IMG_0025.JPG</td></tr> <tr><td>Description</td><td>REVAL 2024</td></tr> </table> | Image ID | 1026703 | Image Date | 6/13/2023 | Name | IMG_0025.JPG | Description | REVAL 2024 |
| Manual Date | 01/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Building Area | 38,400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Base Value | 3,204,096 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Modifier Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Misc Improvements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Replacement Cost New | 3,204,096 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Phys/Func Depreciation Loss | () | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RCN Less Phys/Func | 1,153,475 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Economic Depreciation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RCNLD (All Sources) | 1,153,475 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated Improvements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outbuilding Value | 20,780 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Improvement Value | 1,174,255 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | 100,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cost Approach Value | 1,274,255 33.18/SqFt | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Image ID | 1026703 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Image Date | 6/13/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name | IMG_0025.JPG | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description | REVAL 2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Income Approach | Value Reconciliation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <tr><td>Potential Gross Income (PGI)</td><td></td></tr> <tr><td>Vacancy & Collection Loss</td><td></td></tr> <tr><td>Miscellaneous Income</td><td></td></tr> <tr><td>Effective Gross Income (EGI)</td><td></td></tr> <tr><td>Total Expenses</td><td></td></tr> <tr><td>Net Operating Income (NOI)</td><td></td></tr> <tr><td>Income Capitalization Rate</td><td></td></tr> <tr><td>Indicated Value</td><td>0.00</td></tr> </table> | Potential Gross Income (PGI) | | Vacancy & Collection Loss | | Miscellaneous Income | | Effective Gross Income (EGI) | | Total Expenses | | Net Operating Income (NOI) | | Income Capitalization Rate | | Indicated Value | 0.00 | <table border="0"> <tr><td>Selected Valuation Method</td><td>Cost Approach</td></tr> <tr><td>Total Improvement Value</td><td>20,780</td></tr> <tr><td>Land Value</td><td>100,000</td></tr> <tr><td>Total Appraised Value</td><td>1,274,255 33.18/SqFt</td></tr> </table> | Selected Valuation Method | Cost Approach | Total Improvement Value | 20,780 | Land Value | 100,000 | Total Appraised Value | 1,274,255 33.18/SqFt | | | | | | | | | | | | | | |
| Potential Gross Income (PGI) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vacancy & Collection Loss | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Miscellaneous Income | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Effective Gross Income (EGI) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Expenses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Operating Income (NOI) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Income Capitalization Rate | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Indicated Value | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Selected Valuation Method | Cost Approach | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Improvement Value | 20,780 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | 100,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Appraised Value | 1,274,255 33.18/SqFt | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

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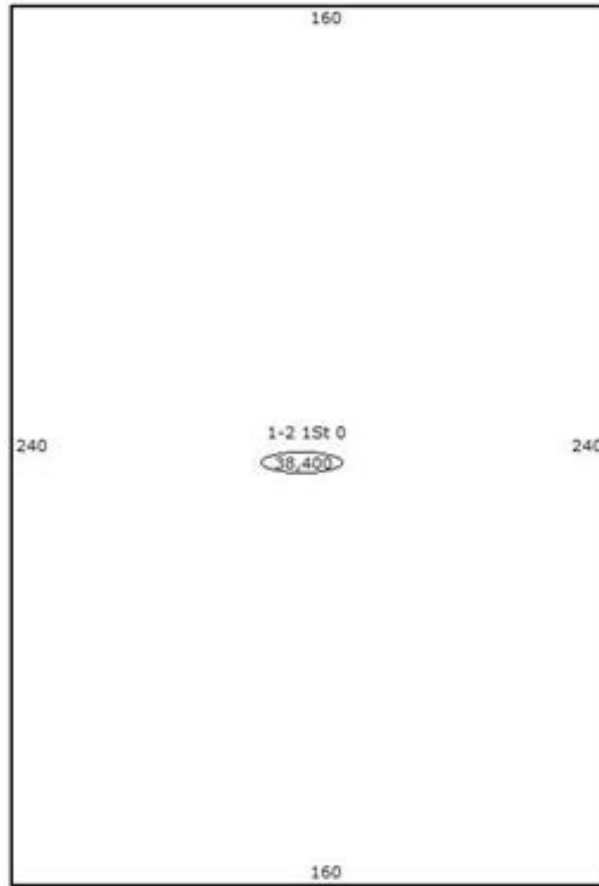
Date 04/18/2026

Time 06:11:06

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Sketch Image

660003227



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|---------------|------------|---------------|
| 1 | C | 406 | | 40 | 1-2 1St 0 | 38,400 | 1.000 | 38,400 |
| Total Building Area | | | | | | 38,400 | | 38,400 |



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Account 660003227
Parcel ID 21N16E-04-2-00000-000-0000
Cadastral ID 04-21-16-05100

Tax Area Code 17
Property Class UC
Owners Name SCOTT THOMAS HOLDINGS LLC

Building Data

Building ID 1258
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 38,400
Average Perimeter 800
Number Of Storys 1.00
Average Wall Ht 24.00
Year Built 1983
Effective Age 28
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 11 - Radiant Space Heaters
Roof Type Gable
Roof Cover Metal

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_0025.JPG
Image Date 6/13/2023
Image Name IMG_0025.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 63.69
Wall Cost 10.30
HVAC Cost 9.45
Basement Cost 0.00
Total Base Cost 83.44
Total Area 38,400
Base RCN 3,204,096
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 3,204,096
Physical Depreciation 64%
Functional Depreciation
Total Depreciation 64% (2,050,621)
Total RCNLD 1,153,475
Lump Sums
Total Building Value 1,153,475 \$ 30.04 Per SqFt



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660003227

Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|-------------------------------------|-------------|--------------------|-----------------------|----------------|------------------------------|---------------|
| | FLV | PAVING | 0x0x0 | | | 94,802 |
| | Qual | Cond | Year | Eff Age | | |
| Valuation Summary | | | Modifier Total | RCN | Depr (% Phys/ % Func) | RCNLD |
| Base Cost (1.00 x 94,802) | | | | 94,802 | 75,842 | 18,960 |
| FLV | | SLAB PORCH COVERED | 0x0x0 | | | 4,550 |
| | Qual | Cond | Year | Eff Age | | |
| Valuation Summary | | | Modifier Total | RCN | Depr (% Phys/ % Func) | RCNLD |
| Base Cost (1.00 x 4,550) | | | | 4,550 | 2,730 | 1,820 |
| Total Site Improvement Value | | | | | | 20,780 |