



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	660003229								
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-05300								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	349017								
WC HENDRIX PROPERTIES LLC									
21461 E 430 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01660 N JM DAVIS BLVD								
Subdivision									
Lot/Block	/	Parcel Size	.603 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32527798 -95.60903852									
TR IN SE/4 SW/4 DESC AS COMM NE/C THEREOF; TH W 390'; TH S 150'; TH N89-54W 638.08' TO PT ON E'ERLY ROW OF OLD HWY 66 TO POB; TH N26-55E 168.08'; TH S89-54E 180.03'; TH S29-4613W 172.64'; TH N89-54W 170.39' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
CV24	CV24- NEW CONSTRUCTION	09/2023	02/2024						
NEW CONSTRUCTION 11/20/2023									
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HENDRIX, WILLIAM ANTHONY &	12/10/2025	0	4					
/	HENDRIX, WILLIAM ANTHONY &	09/05/2024	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	100,173	100,173	11%	11,019	Assessed	54,522 5,039.47	
Year Frozen	0	Improvements	395,478	395,478		43,503	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	495,651	495,651		54,522	Total Taxable	54,522 5,039.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003229	HENDRIX, WILLIAM ANTHONY &	17	500,134	0	55,015	5,085.00		
2024	2024-660003229	HENDRIX, WILLIAM ANTHONY &	17	492,433	0	54,168	5,006.00		
2023	2023-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	1,009.00		
2022	2022-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	1,020.00		
2021	2021-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	973.00		
2020	2020-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	1,009.00		
2019	2019-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	1,021.00		
2018	2018-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	1,018.00		
2017	2017-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	1,012.00		
2016	2016-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	1,034.00		
2015	2015-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	994.00		
2014	2014-660003229	HENDRIX, WILLIAM ANTHONY &	17	100,173	0	11,019	1,022.00		
2013	2013-660003229	HENDRIX, WILLIAM ANTHONY &	17	96,187	0	10,581	968.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	26,136.00 x 1.25 = 32,670		
Factor Value	0		
Adjustments	306.62%		
Lot Value	100,173		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	
Total Building Area	5,000	Image Date	
Total Base Value	385,350	Name	
Modifier Value		Description	
Misc Improvements			
Replacement Cost New	385,350		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	373,789		
Economic Depreciation			
RCNLD (All Sources)	373,789		
Depreciated Improvements	21,689		
Outbuilding Value			
Total Improvement Value	395,478		
Land Value	100,173		
Cost Approach Value	495,651	99.13/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	100,173
Effective Gross Income (EGI)		Total Appraised Value	495,651 99.13/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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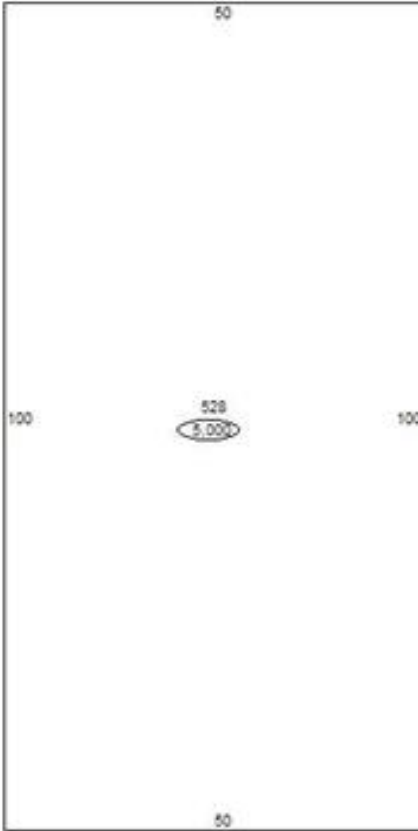
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Sketch Image

660003229



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		20	528	5,000	1.000	5,000
Total Building Area						5,000		5,000



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Account 660003229
 Parcel ID 21N16E-04-3-00000-000-0000
 Cadastral ID 04-21-16-05300

Tax Area Code 17
 Property Class UC
 Owners Name WC HENDRIX PROPERTIES LLC

Building Data

Building ID 5048
 Building Sequence 1
 Occupancy 1 528 Service Repair Garage 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 5,000
 Average Perimeter 300
 Number Of Storys 1.00
 Average Wall Ht 10.00
 Year Built 2023
 Effective Age 2
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 85 - Stud EIFS (Synthetic Stucco)
 Heating/Cooling 15 - No HVAC
 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_0006.JPG
 Image Date 11/20/2023
 Image Name IMG_0006.JPG
 Description NEW CONSTRUCTION

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 56.94
 Wall Cost 16.70
 HVAC Cost 3.43
 Basement Cost 0.00
 Total Base Cost 77.07
 Total Area 5,000
 Base RCN 385,350
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 385,350
 Physical Depreciation 3%
 Functional Depreciation
 Total Depreciation 3% (11,561)
 Total RCNLD 373,789
 Lump Sums 21,689
 Total Building Value 395,478 \$ 79.10 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PAVA	Paving - Asphalt	2023	65X130	8,450	2.79	8%	21,689
Total Misc Improvement							21,689

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Warmed and Cooled Air	Area/Percent	25%		17,125
Total Modifier Value					17,125