



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660003230 <b>Parcel ID</b> 21N16E-04-3-00000-000-0000 <b>Cadastral ID</b> 04-21-16-05310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347807 ACCUTECH COLLISION REPAIR CORPORATION  1660 N JM DAVIS BLVD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01621 N LYNN RIGGS BLVD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .61 - Acres <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 3 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.32525461 -95.60841502																																																						
<b>Building Permits</b>					<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																																																		
<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					/	PRIVATE EQUITY HOLDINGS LLC	08/08/2025	290,000	YES																																													
					/	RLF INVESTMENTS LLC	08/21/2023	250,000	19																																													
					/	FREEMAN, RANDALL G & LAYLA K	07/12/2022	0	4																																													
					/	WALKER, DONNA E	07/17/2019	185,000	YES																																													
					1754/649	HILL FAMILY PROPERTIES LLC	02/28/2006	140,000	YES																																													
					1572/410	HILL, DONALD R &	03/13/2004	0	4																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 185,621</td> <td>185,621</td> <td>11%</td> <td>20,418</td> <td>Assessed</td> <td>31,900</td> <td>2,948.52</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 104,380</td> <td>104,380</td> <td></td> <td>11,482</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 290,001</td> <td>290,001</td> <td></td> <td>31,900</td> <td>Total Taxable</td> <td>31,900</td> <td>2,949.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2026	Land Value 185,621	185,621	11%	20,418	Assessed	31,900	2,948.52	Year Frozen	0	Improvements 104,380	104,380		11,482	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 290,001	290,001		31,900	Total Taxable	31,900	2,949.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																														
Remove Cap	2026	Land Value 185,621	185,621	11%	20,418	Assessed	31,900	2,948.52																																														
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003230	ACCUTECH COLLISION REPAIR	17	243,283	0	22,103	2,043.00																																															
2024	2024-660003230	PRIVATE EQUITY HOLDINGS LLC	17	191,365	0	21,050	1,945.00																																															
2023	2023-660003230	PRIVATE EQUITY HOLDINGS LLC	17	198,218	0	21,804	1,997.00																																															
2022	2022-660003230	RLF INVESTMENTS LLC	17	196,248	0	21,587	1,998.00																																															
2021	2021-660003230	FREEMAN, RANDALL G & LAYLA K	17	189,637	0	20,860	1,842.00																																															
2020	2020-660003230	FREEMAN, RANDALL G & LAYLA K	17	189,637	0	20,860	1,910.00																																															
2019	2019-660003230	FREEMAN, RANDALL & LAYLA	17	140,665	0	15,473	1,433.00																																															
2018	2018-660003230	WALKER, DONNA E	17	138,043	0	15,185	1,403.00																																															
2017	2017-660003230	WALKER, DONNA E	17	138,043	0	15,185	1,395.00																																															
2016	2016-660003230	WALKER, DONNA E	17	131,589	0	14,475	1,359.00																																															
2015	2015-660003230	WALKER, DONNA E	17	131,589	0	14,475	1,306.00																																															
2014	2014-660003230	WALKER, DONNA E	17	131,589	0	14,475	1,342.00																																															
2013	2013-660003230	WALKER, DONNA E	17	131,589	0	14,475	1,325.00																																															



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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	27,189.00 x 1.25 = 33,986		
Factor Value	0		
Adjustments	546.17%		
Lot Value	185,621		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026500
Total Building Area	1,200	Image Date	6/12/2023
Total Base Value	126,360	Name	IMG_0026.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	126,360		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	85,925		
Economic Depreciation			
RCNLD (All Sources)	85,925		
Depreciated Improvements			
Outbuilding Value	18,455		
Total Improvement Value	104,380		
Land Value	185,621		
Cost Approach Value	290,001 241.67/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	18,455
Miscellaneous Income		Land Value	185,621
Effective Gross Income (EGI)		Total Appraised Value	290,001 241.67/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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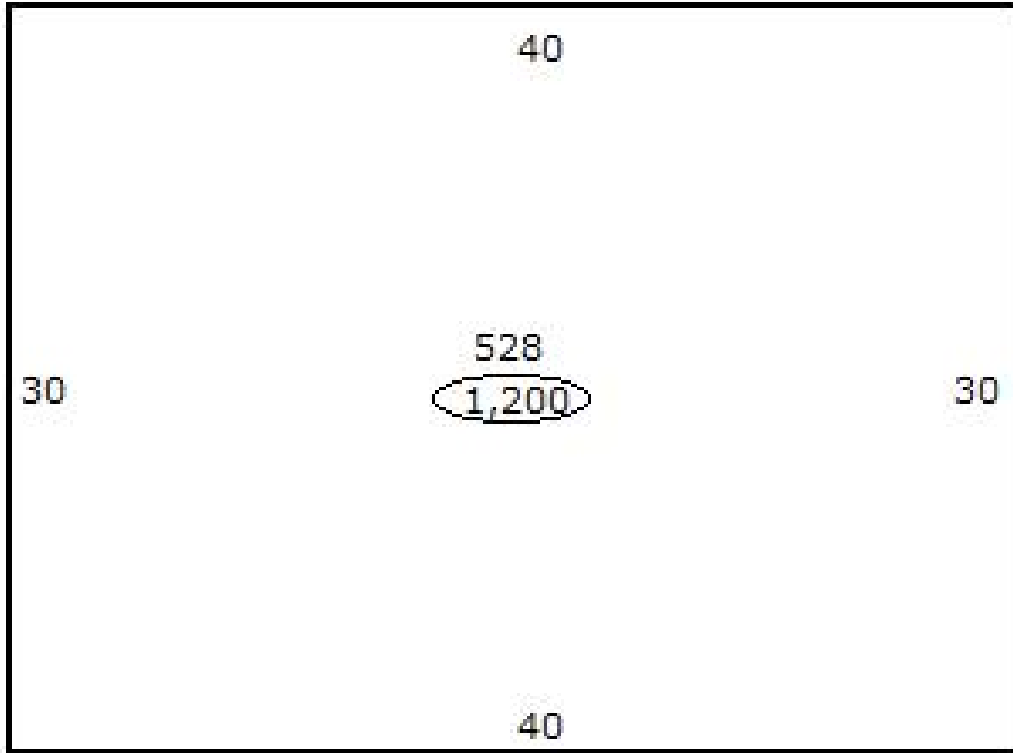
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Sketch Image

660003230



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		13	528	1,200	1.000	1,200
<b>Total Building Area</b>						1,200		1,200



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Account 660003230  
Parcel ID 21N16E-04-3-00000-000-0000  
Cadastral ID 04-21-16-05310

Tax Area Code 17  
Property Class UC  
Owners Name ACCUTECH COLLISION REPAIR

### Building Data

Building ID 1244  
Building Sequence 1  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,200  
Average Perimeter 140  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1995  
Effective Age 14  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Composition

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\_0026.JPG  
Image Date 6/12/2023  
Image Name IMG\_0026.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 60.74  
Wall Cost 44.56  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 105.30  
Total Area 1,200  
Base RCN 126,360  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 126,360  
Physical Depreciation 32%  
Functional Depreciation  
Total Depreciation 32% (40,435)  
Total RCNLD 85,925  
Lump Sums  
Total Building Value 85,925 \$ 71.60 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			9,660
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.77 x 9,660)		26,758	16,055	10,703
	FLV	MERCURY VAPOR LIGHTS (2)	0x0x0			2,200
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 2,200)		2,200	880	1,320
	FLV	DBL ILL PLASTIC SIGN	6x5x0			5,400
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 5,400)		5,400	2,160	3,240
	FLV	6" SIGN POLE 14'	0x0x0			2,520
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 2,520)		2,520	1,008	1,512
	CP	Carport Dirt	24x20x0			480
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>	0	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x 480)		1,680		1,680
<b>Total Site Improvement Value</b>						<b>18,455</b>