



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:11:27
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Assessment Data					Primary Image				
Account	660003231								
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-05400								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	263336								
WARREN, LARRY H & DEBBIE J &									
GARY L & PARTICIA A WARREN									
802 W BLUE STARR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00802 W BLUE STARR DR								
Subdivision									
Lot/Block	/	Parcel Size	2.12 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lat/Long: 36.32260745 -95.61390713									
TR IN SW SW SW, BEG: AT PT WHERE S/L OF SW SW SW OF SD SEC 4 INTERSECTS THE WLY ROW/L OF M.PAC RR; N 5-15' W ALG SD RR ROW 519.73'; N 89-54' W 177.10', S 333', E 38', S 184. 50' E 188.1' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R21- POSS RMA	06/2019	03/2020						
R9	ROLL NEW CONSTRUCTION	12/2008	03/2011						
3231	ADDITION TO BLDG-OFFICE SPACE	09/2008	12/2008						
2144	REMODEL	08/1998	01/1999						
Exemptions									
Code	Type	Active	Maximum	Exemption					
1027/100 WARREN, LARRY H & 05/24/1996 0 No									
858/235 0 No									
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1027/100 WARREN, LARRY H & 05/24/1996 0 No									
858/235 0 No									
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	80,000	80,000	11%	8,800	Assessed	80,825	7,470.65
Year Frozen	0	Improvements	1,176,372	654,775		72,025	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,256,372	734,775		80,825	Total Taxable	80,825	7,471.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003231	WARREN, LARRY H & DEBBIE J &	17	1,324,236	0	76,976	7,115.00		
2024	2024-660003231	WARREN, LARRY H & DEBBIE J &	17	704,069	0	73,311	6,775.00		
2023	2023-660003231	WARREN, LARRY H & DEBBIE J &	17	1,085,163	0	69,820	6,396.00		
2022	2022-660003231	WARREN, LARRY H & DEBBIE J &	17	1,928,379	0	66,495	6,155.00		
2021	2021-660003231	WARREN, LARRY H & DEBBIE J &	17	1,014,634	0	63,329	5,592.00		
2020	2020-660003231	WARREN, LARRY H & DEBBIE J &	17	992,759	0	58,175	5,327.00		
2019	2019-660003231	WARREN, LARRY H & DEBBIE J &	17	503,682	0	55,405	5,132.00		
2018	2018-660003231	WARREN, LARRY H & DEBBIE J &	17	508,934	0	55,983	5,173.00		
2017	2017-660003231	WARREN, LARRY H & DEBBIE J &	17	508,374	0	55,921	5,136.00		
2016	2016-660003231	WARREN, LARRY H & DEBBIE J &	17	506,697	0	55,737	5,231.00		
2015	2015-660003231	WARREN, LARRY H & DEBBIE J &	17	509,542	0	56,050	5,055.00		
2014	2014-660003231	WARREN, LARRY H & DEBBIE J &	17	509,542	0	56,050	5,198.00		
2013	2013-660003231	WARREN, LARRY H & DEBBIE J &	17	506,695	0	55,736	5,100.00		



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Lot Data		-		Primary Image			
Lot Size Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value							
Residential Data							
Type	1 Single Family Residence						
Condition	4 - Good						
Quality	2.5 - Fair						
Architecture							
Style	100% One Story						
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood						
Base/Total Area	1,155 / 1,155						
Style	100% One Story						
HVAC	100% Warmed & Cooled Air						
Roof Cover	4 Metal, Preformed						
Area on Slab	1,155						
Fixture/RghIn	8 /						
Bed/F/H Bath	3 / 2.0 /						
Basement Area							
Garage Type	247 Carport - Gable Roof 1 Stalls						
Remodel							
Year/Eff Age	1960 / 40						
Cost Approach		Manual : 01/2025					
Base Cost	108.16	Total Misc Impr	+	7,619			
Roofing Adj	+ 5.43	Garage Cost	+	2,001			
Subfloor Adj	+ -1.18	Total RCN	=	163,143			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	78,309			
Plumbing Adj	+ 9.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	84,834			
Adj Base Cost	= 132.92	Lot Value	+				
Total Area	x 1,155	Indicated Value	=	84,834			
Adjusted Cost	= 153,523	Value Per SqFt		73.45			
GRM Approach							
GRM Code							
Gross Rent 0.00							
Indicated Value							
Multiple Regression							
MRA Code							
Adusted R							
Indicated Value							
Direct Comparables							
Selection Model 1 Res							
Adjustment Model A2 AO Test							
Comparables							
Indicated Value							
Value Reconciliation							
Selected Approach Cost Approach							
Improvements 84,834							
Lot Value							
Indicated Value 84,834 73.45 Per SqFt							
Agland Value							
Site Improvements							
Total Value 84,834 73.45 Total Value Per SqFt							

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8311	16x4		64	24.07		1,540
PRCH	SLAB PORCH - COVERED	145636	20x13		260	23.38		6,079



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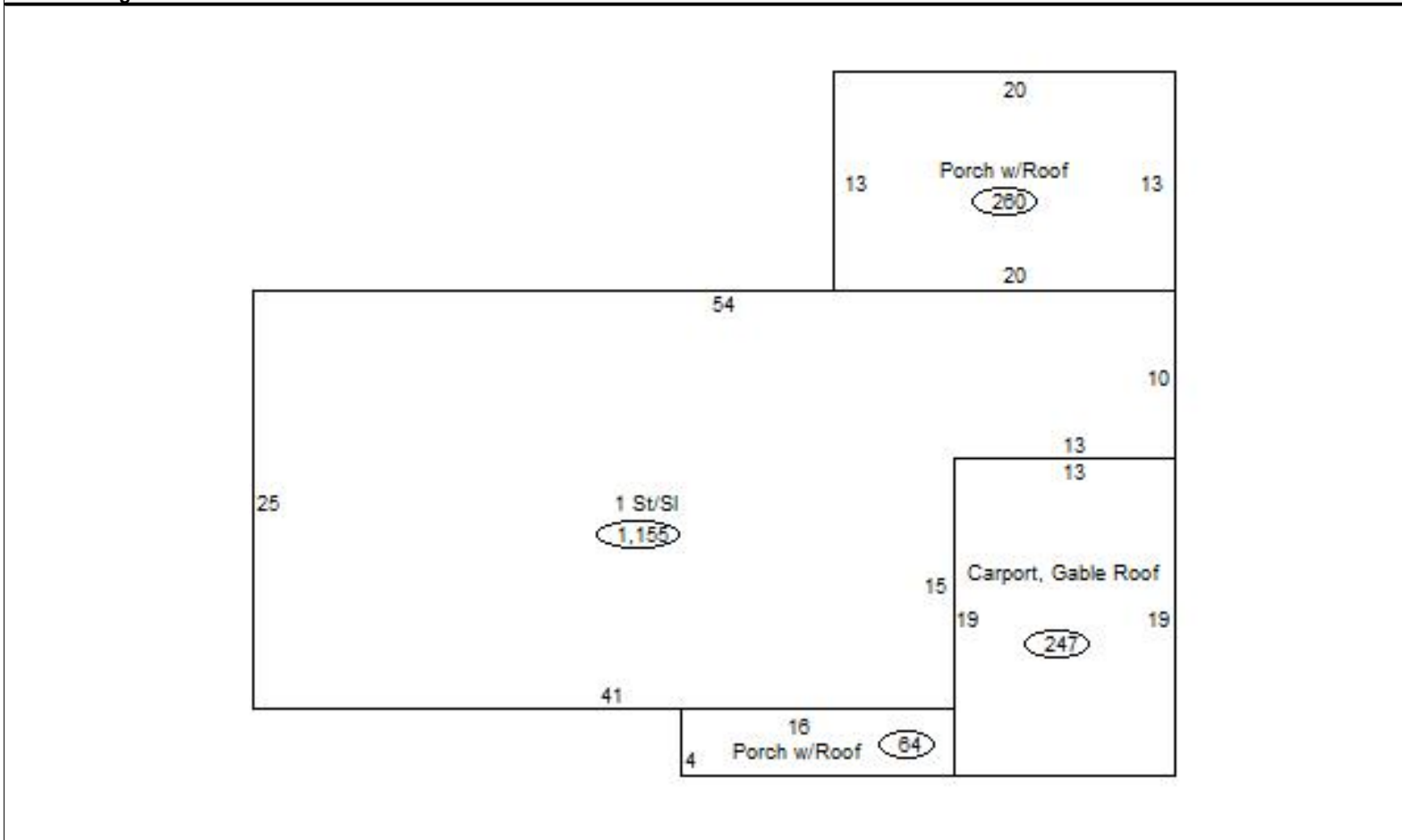
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	3		13	Carport, Gable Roof	247	1.000	247
2	M	PRCH		13	SLBC	64	1.000	64
3	R	1	Slab	13	1 St/Sl	1,155	1.000	1,155
4	M	PRCH		13	SLBC	260	1.000	260
Total Building Area						1,155		1,155



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	2.12		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	80,000.00 x 1.00 = 80,000		
Factor Value	0		
Adjustments			
Lot Value	80,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1030616
Total Building Area	28,164	Image Date	8/14/2023
Total Base Value	3,075,536	Name	IMG_0011.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	3,075,536		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,068,559		
Economic Depreciation			
RCNLD (All Sources)	1,068,559		
Depreciated Improvements			
Outbuilding Value	22,979		
Total Improvement Value	1,091,538		
Land Value	80,000		
Cost Approach Value	1,171,538	41.60/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	107,813
Miscellaneous Income		Land Value	80,000
Effective Gross Income (EGI)		Total Appraised Value	1,171,538
Total Expenses			41.60/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Account 660003231
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-05400

Tax Area Code 17
Property Class UC
Owners Name WARREN, LARRY H & DEBBIE J &

Building Data

Building ID 1214
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,413
Average Perimeter 712
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1976
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

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_0009.JPG
Image Date 8/14/2023
Image Name IMG_0009.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 48.86
Wall Cost 12.04
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 60.90
Total Area 9,413
Base RCN 573,252
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 573,252
Physical Depreciation 69%
Functional Depreciation
Total Depreciation 69% (395,544)
Total RCNLD 177,708
Lump Sums
Total Building Value 177,708 \$ 18.88 Per SqFt



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Account 660003231
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-05400

Tax Area Code 17
Property Class UC
Owners Name WARREN, LARRY H & DEBBIE J &

Building Data

Building ID 4089
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,225
Average Perimeter 148
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1976
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type
Roof Cover
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_0011.JPG
Image Date 8/14/2023
Image Name IMG_0011.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 86.76
Wall Cost 19.23
HVAC Cost 14.54
Basement Cost 0.00
Total Base Cost 120.53
Total Area 1,225
Base RCN 147,649
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 147,649
Physical Depreciation 43%
Functional Depreciation
Total Depreciation 43% (63,489)
Total RCNLD 84,160
Lump Sums
Total Building Value 84,160 \$ 68.70 Per SqFt



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Account 660003231
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-05400

Tax Area Code 17
Property Class UC
Owners Name WARREN, LARRY H & DEBBIE J &

Building Data

Building ID 4090
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,200
Average Perimeter 146
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 1976
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover
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_0008.JPG
Image Date 8/14/2023
Image Name IMG_0008.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 43.37
Wall Cost 41.08
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 84.45
Total Area 1,200
Base RCN 101,340
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 101,340
Physical Depreciation 55%
Functional Depreciation
Total Depreciation 55% (55,737)
Total RCNLD 45,603
Lump Sums
Total Building Value 45,603 \$ 38.00 Per SqFt



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Account 660003231
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-05400

Tax Area Code 17
Property Class UC
Owners Name WARREN, LARRY H & DEBBIE J &

Building Data

Building ID 4096
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,200
Average Perimeter 320
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1976
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

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_0009.JPG
Image Date 8/14/2023
Image Name IMG_0009.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 196.20
Wall Cost 42.44
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 238.64
Total Area 1,200
Base RCN 286,368
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 286,368
Physical Depreciation 69%
Functional Depreciation
Total Depreciation 69% (197,594)
Total RCNLD 88,774
Lump Sums
Total Building Value 88,774 \$ 73.98 Per SqFt



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Account 660003231
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-05400

Tax Area Code 17
Property Class UC
Owners Name WARREN, LARRY H & DEBBIE J &

Building Data

Building ID 4095
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 840
Average Perimeter 148
Number Of Storys 1.00
Average Wall Ht 395.00
Year Built 1976
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

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_0009.JPG
Image Date 8/14/2023
Image Name IMG_0009.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 46.84
Wall Cost 1,245.27
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 1,292.11
Total Area 840
Base RCN 1,085,372
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,085,372
Physical Depreciation 69%
Functional Depreciation
Total Depreciation 69% (748,907)
Total RCNLD 336,465
Lump Sums
Total Building Value 336,465 \$ 400.55 Per SqFt



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Account 660003231
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-05400

Tax Area Code 17
Property Class UC
Owners Name WARREN, LARRY H & DEBBIE J &

Building Data

Building ID 4094
Building Sequence 3
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 828
Average Perimeter 128
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1976
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover
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_0011.JPG
Image Date 8/14/2023
Image Name IMG_0011.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 43.89
Wall Cost 41.16
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 85.05
Total Area 828
Base RCN 70,421
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 70,421
Physical Depreciation 55%
Functional Depreciation
Total Depreciation 55% (38,732)
Total RCNLD 31,689
Lump Sums
Total Building Value 31,689 \$ 38.27 Per SqFt



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Account 660003231
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-05400

Tax Area Code 17
Property Class UC
Owners Name WARREN, LARRY H & DEBBIE J &

Building Data

Building ID 4093
Building Sequence 4
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,498
Average Perimeter 378
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1976
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

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_0009.JPG
Image Date 8/14/2023
Image Name IMG_0009.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 42.45
Wall Cost 15.49
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 57.94
Total Area 6,498
Base RCN 376,494
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 376,494
Physical Depreciation 55%
Functional Depreciation
Total Depreciation 55% (207,072)
Total RCNLD 169,422
Lump Sums
Total Building Value 169,422 \$ 26.07 Per SqFt



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Account 660003231
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-05400

Tax Area Code 17
Property Class UC
Owners Name WARREN, LARRY H & DEBBIE J &

Building Data

Building ID 4092
Building Sequence 5
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,760
Average Perimeter 444
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1976
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

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

Building Image



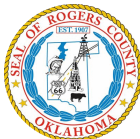
Image Information

Image Name IMG_0009.JPG
Image Date 8/14/2023
Image Name IMG_0009.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 48.83
Wall Cost 12.27
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 61.10
Total Area 5,760
Base RCN 351,936
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 351,936
Physical Depreciation 69%
Functional Depreciation
Total Depreciation 69% (242,836)
Total RCNLD 109,100
Lump Sums
Total Building Value 109,100 \$ 18.94 Per SqFt



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Account 660003231
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-05400

Tax Area Code 17
Property Class UC
Owners Name WARREN, LARRY H & DEBBIE J &

Building Data

Building ID 4091
Building Sequence 6
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,200
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1976
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

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

Building Image



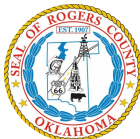
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Image Name IMG_0008.JPG
Image Date 8/14/2023
Image Name IMG_0008.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 47.70
Wall Cost 21.22
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 68.92
Total Area 1,200
Base RCN 82,704
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 82,704
Physical Depreciation 69%
Functional Depreciation
Total Depreciation 69% (57,066)
Total RCNLD 25,638
Lump Sums
Total Building Value 25,638 \$ 21.37 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			8,665
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 8,665)		38,299	15,320	22,979
Total Site Improvement Value				22,979